



28 Baileys Crescent  
Abingdon, Oxfordshire, OX14 1TJ



JAMESGESNER  
- ESTATE AGENTS -





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Oxfordshire  
OX14 1TJ**

**OIEO £500,000 FREEHOLD**

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The ground floor offers an entrance hallway, cloakroom, utility cupboard, study, open plan kitchen/family/ dining area with French doors opening onto the landscaped rear garden, first floor lounge, bathroom and double bedroom, second floor two doubles and an en-suite.

The rear garden is south facing and fully landscaped with lawn, patio and garden shed. Rear access gate with path leading to allocated parking for two vehicles. Full gas central heating and uPVC double glazing. & years left on the NHBC guarantee. Estate maintenance charge £225 per year.

Abingdon is a historic Thameside market town known for its rich history, picturesque scenery, and vibrant community. It is situated in the Thames Valley, approximately 6 miles south of Oxford and about 60 miles west of London with good transportation links, including regular bus services and a nearby train station in Radley.



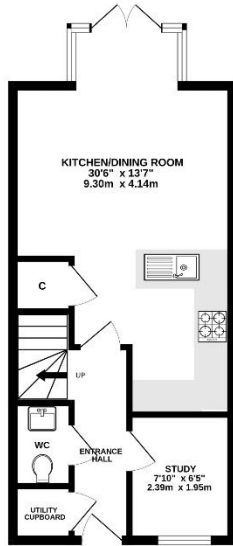
Abingdon is also home to a good selection of schools including Abingdon Boys and St Helens & Katherines, retail shops, restaurants, pubs, and leisure facilities, as well as bustling market square and several parks and green spaces for outdoor activities. Together with its beautiful scenery and strong community feel, Abingdon provides a high quality of life for its residents.

If you like to keep fit, there's a range of nearby tennis, rugby and golf clubs as well as Tilsley Park. Radley train station is 3 miles away and there are links to the A34 connecting you to Oxford, Newbury and the M4. Oxford city centre is 6 miles away. There are an excellent range of schools, including: Our Lady's Abingdon School, Radley College and Dunmore Primary School.

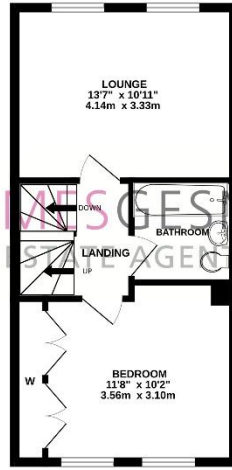




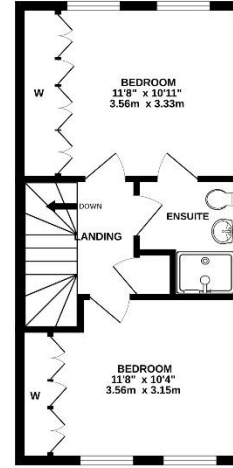
GROUND FLOOR  
412 sq ft. (38.3 sq.m.) approx.



1ST FLOOR  
386 sq ft. (35.6 sq.m.) approx.



2ND FLOOR  
387 sq ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		96
B (81-90)	86	
C (69-80)		
D (55-68)		
E (39-54)		
F (29-38)		
G (1-28)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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