



52 Francis Little Drive, ABINGDON

Abingdon

Guide Price **£375,000**

Simpsons
The Pro**active** Agent

Approximate Gross Internal Area (Excluding Shed)

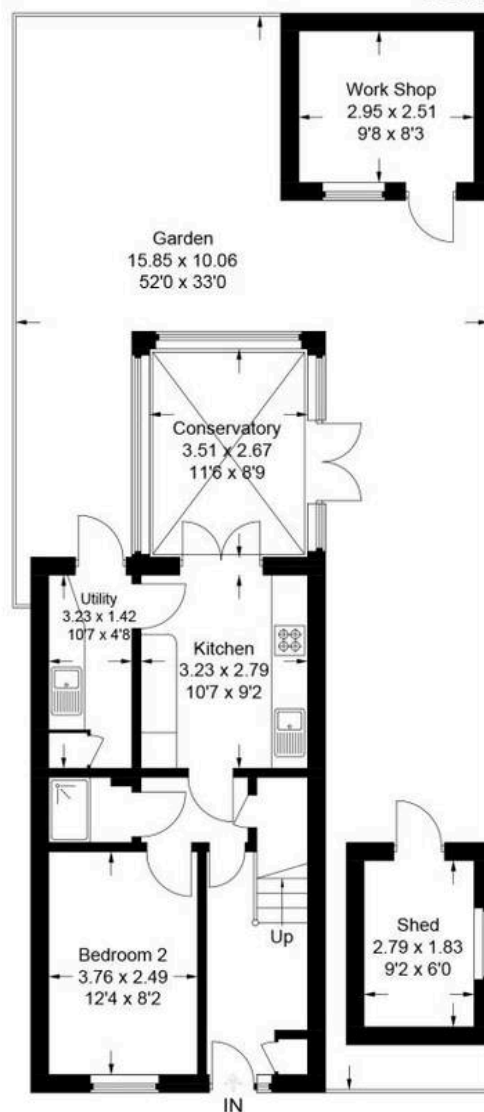
Ground Floor = 47.1 sq m / 507 sq ft

First Floor = 36.6 sq m / 394 sq ft

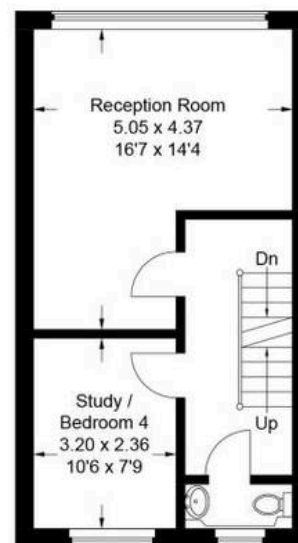
Second Floor = 36.6 sq m / 394 sq ft

Work Shop = 7.7 sq m / 83 sq ft

Total = 128.0 sq m / 1378 sq ft



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

52 Francis Little Drive

ABINGDON, Abingdon

A 3 storey town house with modern open plan kitchen/family room with French doors opening into a low maintenance rear garden. Having been remodelled, the accommodation offers four well proportioned bedrooms, two large reception rooms and a brick built work shop with light and power in the garden.

Council Tax band: D

Tenure: Freehold

- Gas central heating and UPVC double glazing.
- Walking distance and school catchment area for Caldecott Primary School.
- Low maintenance rear garden with a flag stone patio and gated access to the front of the property.
- Well proportioned bedrooms, including a larger than average master bedroom.
- Modern kitchen opening into a conservatory extension with double doors opening into the garden.
- Driveway parking for up to four cars.



