



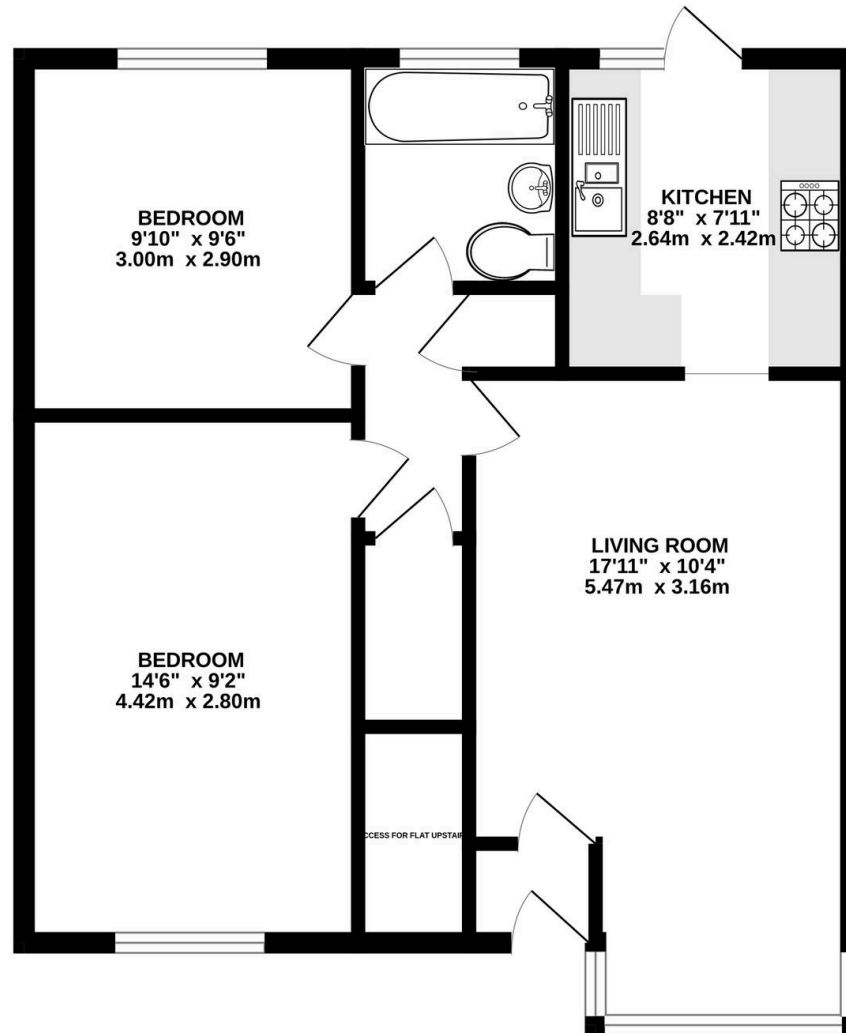
**42 Villeboys Close, Abingdon**

Abingdon

Guide Price **£265,000**

**Simpsons**  
The Pro**active** Agent

GROUND FLOOR  
569 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.8 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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# 42 Villeboys Close

Abingdon, Abingdon

Located in a cul de sac location, just off Hadland Road, this superb ground floor apartment benefits from a lovely garden in addition to allocated parking.

Council Tax band: C

Tenure: Leasehold

- A really well kept ground floor 'garden apartment' offering two spacious bedrooms and parking space for two cars.
- Surprisingly large, West facing garden with side access, offering proportions usually seen in detached family homes.
- Larger than average kitchen, with a selection of integrated appliances, with direct access to the rear garden.
- North Abingdon cul de sac location, within a short walk of the Radley Road bus routes serving Abingdon and Oxford, as well as the Better Leisure Centre and the BBONT Nature reserve.
- Gas central heating, UPVC double glazing and recently replaced Soffits, Facia boards and Guttering.
- Two double bedrooms offering sufficient space for double beds.
- 148 years remaining on lease with £0 Ground Rent and no Maintenance Charges



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