



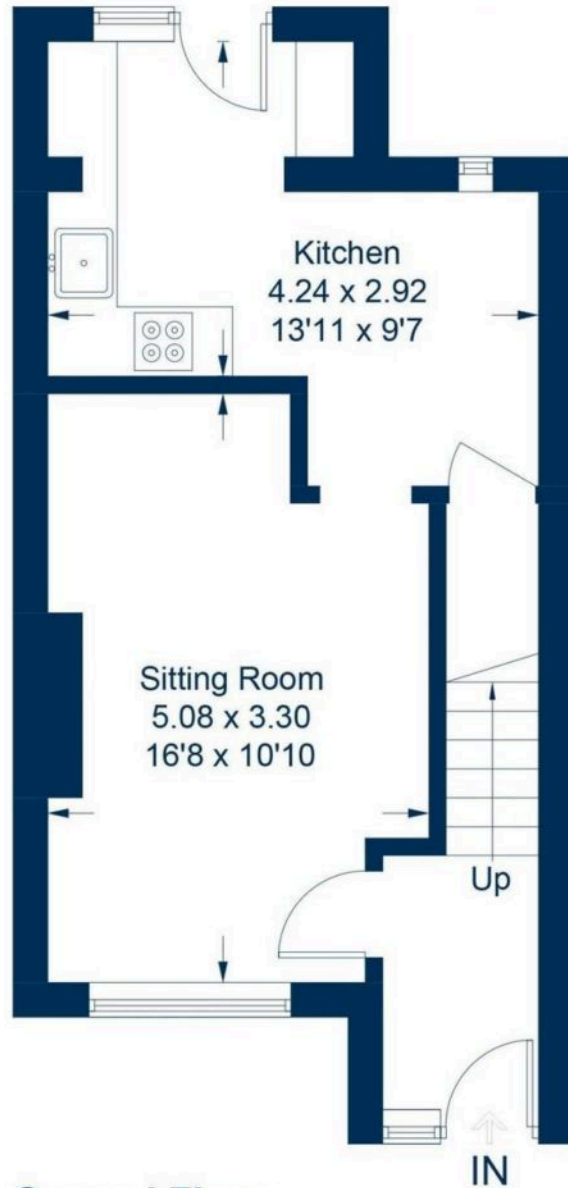
## 3 The Holt, ABINGDON

Abingdon

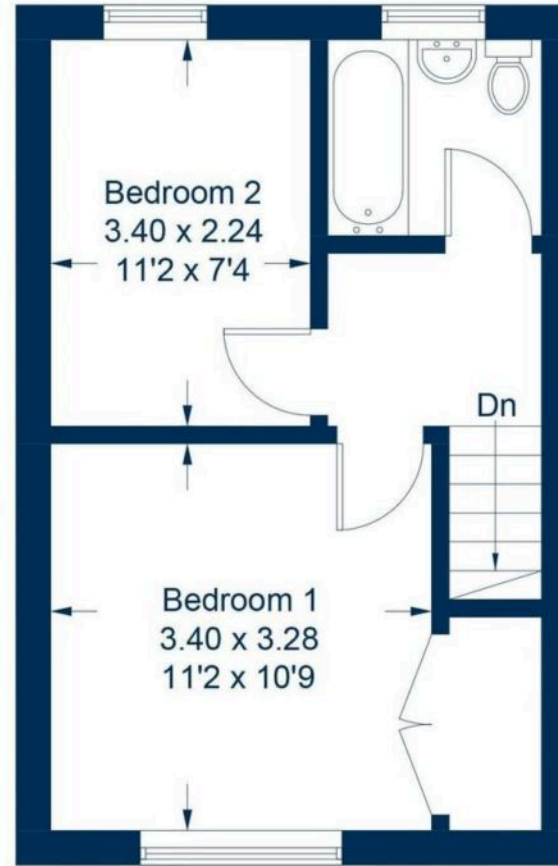
In Excess of **£315,000**

**Simpsons**  
The Proactive Agent

Approximate Gross Internal Area  
Ground Floor = 34.3 sq m / 369 sq ft  
First Floor = 29.1 sq m / 313 sq ft  
Total = 63.4 sq m / 682 sq ft



**Ground Floor**



**First 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.

## 3 The Holt

ABINGDON, Abingdon

Presenting this 2-bedroom mid-terraced house within easy reach of Abingdon town centre.

Council Tax band: C

Tenure: Freehold

- Within a very short walk of Abingdon town centre, a two bedroom home, ideal as a buy to let or for an owner/occupier.
- Ground floor extension, opening up the kitchen area, creating space if needed for a small breakfast/dining table.
- Benefitting from a modern kitchen and bathroom.
- Sufficient off road parking for all owners and potential subject to planning permission for driveway parking.
- Gas central heating and UPVC double glazing.



