



**72 Saxton Road, Abingdon**

Abingdon

In Excess of **£240,000**

**Simpsons**

The Pro**active** Agent





Approximate total area<sup>(1)</sup>

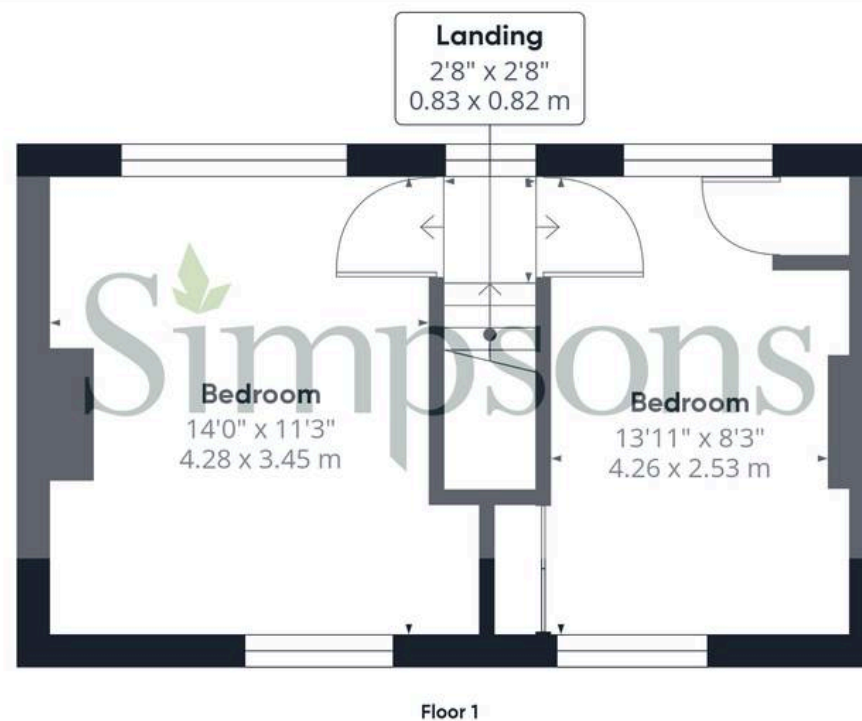
619.25 ft<sup>2</sup>

57.53 m<sup>2</sup>

Reduced headroom

8.36 ft<sup>2</sup>

0.78 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



# 72 Saxton Road

Abingdon, Abingdon

For sale with no onward chain with scope to extend and add value (subject to planning). A two double bedroom home with a larger-than-average front garden.

Council Tax band: B

Tenure: Freehold

- Two double bedroom home with gated driveway parking and a larger than average front garden.
- Brand new kitchen installed and freshly decorated throughout. The property has scope to extend-subject to planning, to still add further value.
- Gas central heating and UPVC double glazing.
- Walking distance to local shops, The River Thames and bus routes serving Oxford and Didcot.
- No onward chain.



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