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35 CULLERNE CLOSE, ABINGDON, OXFORDSHIRE, OX14 1XH



- Two Bedroom Mid-Terrace Home
- Lounge/diner plus Conservatory
- Private Enclosed Rear Garden
- North Abingdon Location
- Allocated off-Road Parking
- Offered for sale with No Onward Chain

Asking Price £270,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE ABINGDON BRANCH ON 01235 526907



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PROPERTY DESCRIPTION

Two-bedroom freehold end-terrace property located towards the end of this small cul-de-sac. Cullerne Close is an extremely popular North Abingdon location close to many nearby amenities including excellent sporting facilities. The A34 is a short drive providing a quick route to many destinations north and south including Oxford city (circa. 6 miles) and Didcot (circa. 8 miles) with its useful mainline railway station to London Paddington. EPC Rating D.

LOCAL INFORMATION

Abingdon is just 6 miles south of the city of Oxford with regular bus links. There are a range of high street shopping facilities as well as a Waitrose and Tesco supermarket. Abingdon has two sport and leisure centres. Milton & Harwell business parks are also just a short drive away. There are a range of local schools in Abingdon as well as the European School in nearby Culham. The A34 road network provides convenient access to both M4 and M40 motorways. Rail links located in Radley, and Didcot.

ACCOMMODATION

Accommodation comprises of an entrance hall, kitchen, living room, conservatory, two double bedrooms and bathroom. The property has an allocated parking space and a private rear garden.

OUTSIDE SPACE

Private enclosed West facing low maintenance rear garden with gated rear access, allocated off-street parking to the side of the property within small resident's carpark.

LOCAL AUTHORITY and SERVICES

Vale of White horse district council, Council tax band C. Mains Water and Electric.



CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

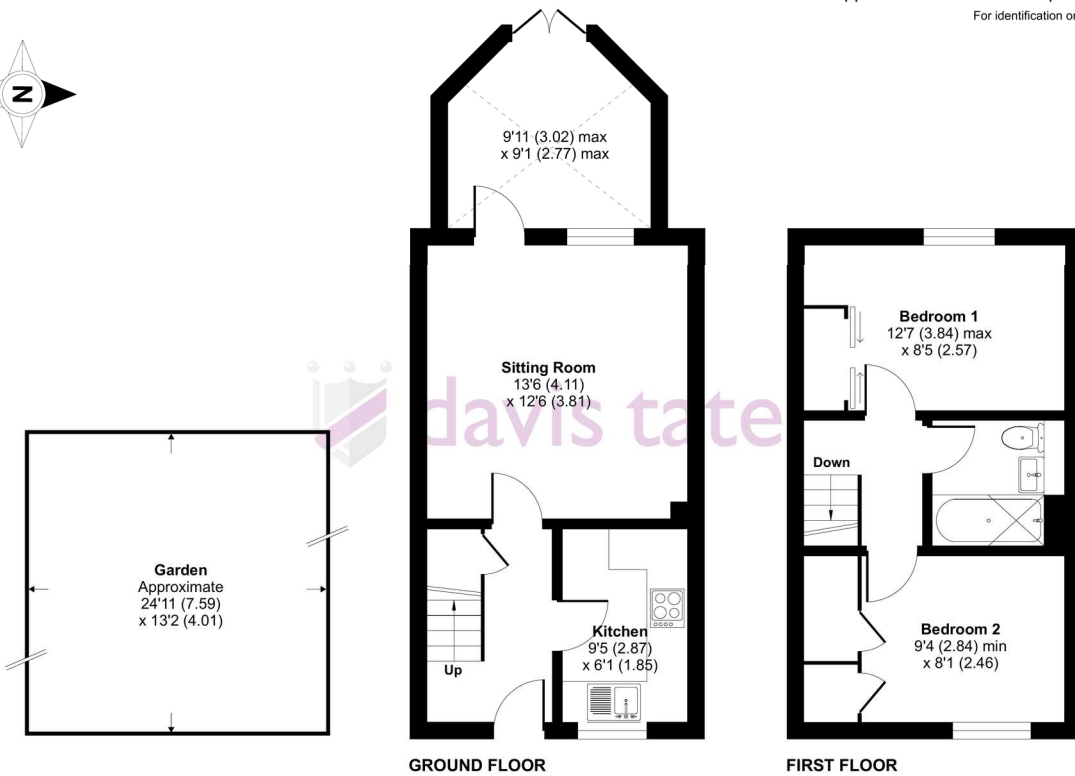
BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 695 sq ft / 64.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Davis Tate. REF: 1107402