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Flat 5, 51 Besselsleigh Road Wootton OX13 6DW

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# Flat 5

Well-presented and spacious two bedroom first floor apartment benefiting from a very useful garage and communal gardens, sold with no on-going chain well-situated in an established location close to Abingdon and Oxford and many nearby amenities.

### Location

Flat 5, 51 Besselsleigh Road is situated in a delightful non-estate location within the heart of this sought after village offering easy pedestrian access to a wide range of amenities including general stores, post office, florist, public house, primary school and church. There is a quick route to Abingdon town (circa. 3 miles) and Oxford city centre offers a wider range of amenities (circa. 6 miles).

### Directions what3words – likes.aboard.heavy

Leave Abingdon town centre using Stratton Way and take the first turning on the left hand side onto Bath Street. Proceed across the mini-roundabout onto the Wootton Road. Continue straight across the large roundabout and leave Abingdon in the direction of Wootton. Proceed through the hamlets of Whitecross and Lamborough Hill and then on entering the village of Wootton turn left onto the Besselsleigh Road, where Flat 5, 51 Besselsleigh Road is found some way down on the left hand side, clearly indicated by the 'For Sale' board.



- Enclosed entrance porch leading to inviting entrance hall and re-fitted well-equipped kitchen
- Double aspect living room/dining room
- Two spacious bedrooms complemented by a re-fitted shower room
- PVC double-glazed windows, mains gas central heating and well insulated loft providing additional storage
- Parking facilities for two vehicles and purpose built garage with electric leading to delightful communal gardens
- Share of Freehold with peppercorn ground rent, service charge of approximately £60 pcm and the property is sold with no on-going chain

2		bedrooms	Council tax band	B
1		receptions	Tenure	Ask agent
1		bathrooms	EPC rating	TBC



## Besselsleigh Road, Wootton, Abingdon, OX13

MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 527 SQ FT 48.9 SQ METRES  
 GARAGE APPROX. GROSS INTERNAL FLOOR AREA 154 SQ FT 14.3 SQ METRES  
 TOTAL APPROX. GROSS INTERNAL FLOOR AREA 681 SQ FT 63.2 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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