



20 Tower Close, Marcham OX13 6PZ

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## 20 Tower Close

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**Spacious three bedroom semi-detached family home featuring 25' double aspect sitting room/dining room and kitchen complemented by separate utility room with cloakroom off, well-situated within the heart of this very popular village, sold with no on-going chain.**

### Location




Tower Close is a delightful location within the heart of this very popular village leading directly onto the village cricket field and recreation area and offers easy pedestrian access to many nearby amenities including post office, ancient parish church, primary school, public house and good sporting facilities. There is a quick route onto the A34 leading to many important destinations north and south including Oxford city (circa. 10 miles) and Didcot with its mainline railway station (circa. 8 miles) to London Paddington.

### Directions - what3words [beauty.graver.compelled](https://www.what3words.com/beauty.graver.compelled)

Leave Abingdon town centre using Ock Street and continue across the mini-roundabouts onto the Marcham Road. Leave Abingdon in a westerly direction and proceed into the village of Marcham. Take the first turning on the right hand side onto Howard Cornish Road and then the second turn on the left hand side onto Orchard Way. Proceed onto Tower Close, where the property is found a short way down on the right hand side, clearly indicated by the 'For Sale' board.



- Entrance hall leading to 25' sitting room/dining room with stone fireplace and double doors to rear gardens
- Kitchen complemented by separate utility room with cloakroom off
- Three first floor bedrooms and family bathroom with white suite
- Double-glazed windows, mains gas radiator central heating and the property is sold with no on-going chain
- Front gardens providing hard-standing parking facilities leading to garage
- Rear gardens predominantly laid to lawn surrounded by flower and shrub borders complemented by garden store - the whole enclosed by fencing, trees and shrubbery

|   |   |            |                  |          |
|---|---|------------|------------------|----------|
| 3 |  | bedrooms   | Council tax band | D        |
| 1 |  | receptions | Tenure           | Freehold |
| 1 |  | bathrooms  | EPC rating       | D        |

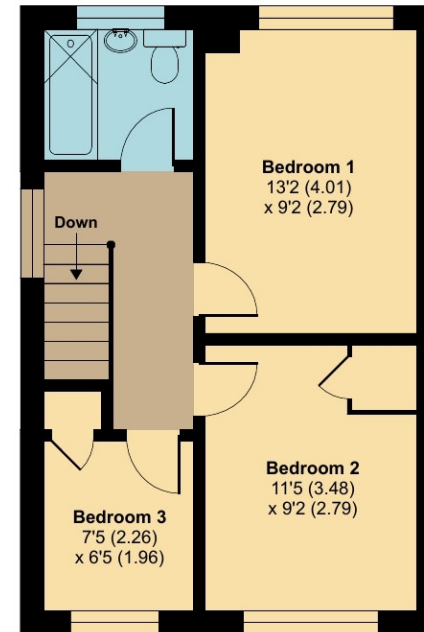
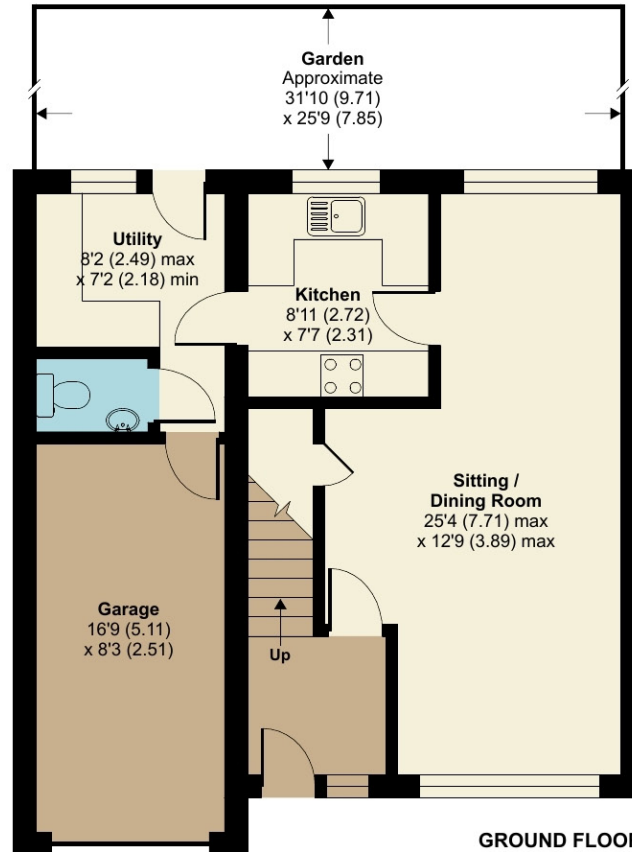
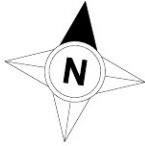
# Tower Close, Marcham, Abingdon, OX13

Approximate Area = 907 sq ft / 84.3 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1044 sq ft / 97 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). © nchecon 2022. Produced for Hodsons. REF: 809227

