



36 Meadowside, Abingdon OX14 5DX

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36 Meadowside

Superbly presented three bedroom semi detached family home situated in a delightful location on the edge of this small select development within a short walk to the thriving town centre's many amenities, providing attractive views over the River Ock complemented by a fully enclosed rear garden leading to garage and parking facilities approached from the rear

Location




Meadowside is a small, select development situated on the edge of Abingdon town centre and offers easy pedestrian access to a wide range of amenities and local schools. There is a quick route onto the A34 leading to many important destinations north and south including Oxford city (circa. 6 miles) and Didcot (circa. 8 miles) with its useful mainline railway station to London Paddington.

Directions what3words – hint.passes.smiled

Leave Abingdon town centre using Ock Street. Turn left onto Meadowside and at the T-junction keep left. No. 36 is found on the edge of the development on the right hand side with the garage and hard-standing parking facility approached from the rear.



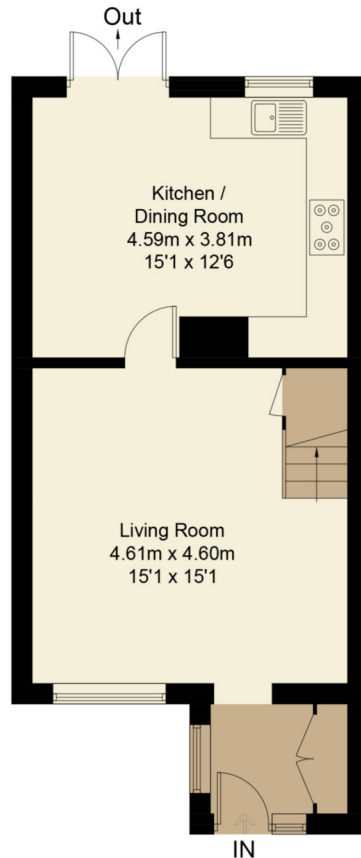
- Entrance hall leading to delightful front living room featuring attractive views over the River Ock
- Impressive open plan kitchen/dining room offering an excellent selection of floor and wall units with several built in electrical appliances with French doors leading to the rear garden
- Three first floor bedrooms (two good size doubles) benefitting from built-in wardrobe cupboards and two of the bedrooms feature attractive views over the river, all complemented by a modern family bathroom with white suite including L-shaped bath with fitted shower
- Double glazed windows and mains gas radiator central heating
- Attractive landscaped rear garden featuring large patio and lawn - the whole enclosed by part walled and fencing providing a high degree of privacy
- Gated access leading to garage and hard standing parking facilities approached from the rear

3		bedrooms	Council tax band	D
2		receptions	Tenure	Freehold
1		bathrooms	EPC rating	C

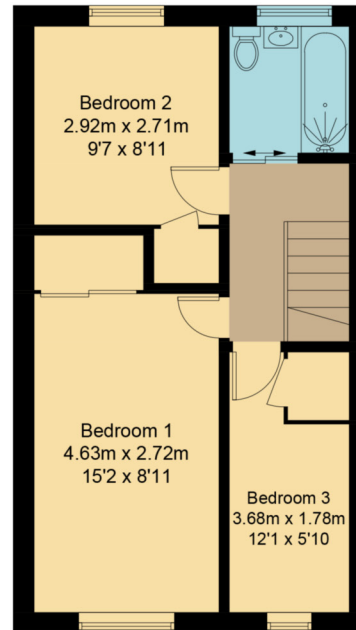


Meadowside, OX14

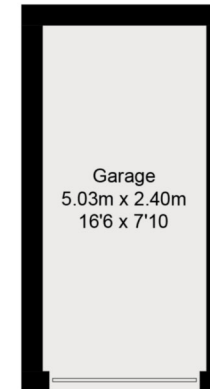
Approximate Gross Internal Area = 82.8 sq m / 891 sq ft
Garage = 12.3 sq m / 133 sq ft
Total = 95.1 sq m / 1024 sq ft
Garden Area = 82.5 sq m / 888 sq ft



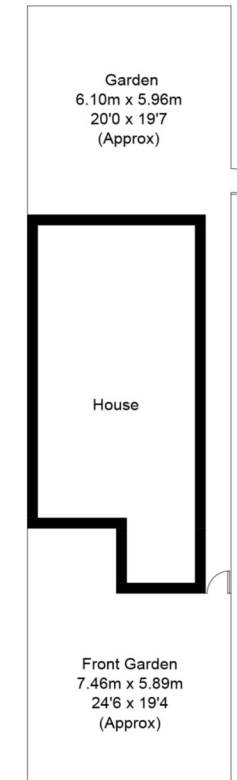
Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.
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