



68 Curtis Avenue, Abingdon OX14 3UN

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68 Curtis Avenue

Substantially extended two bedroom semi detached house offering many features including very spacious living room open plan to dining room leading to attractive westerly facing rear gardens, well situated in a pleasant cul-de-sac position within a short walk of the thriving town centre's many amenities.

Location

68 Curtis Avenue is situated in a pleasant cul-de-sac location within the popular Audlett Drive development and offers easy pedestrian access to the nearby White Horse Leisure Centre, Abingdon town centre with its wide range of facilities and the much sought after Thomas Reade primary school and John Mason secondary school. There is a quick route onto the A34 leading to many important destinations north and south. Useful distances include Oxford city (circa. 6 miles), Radley railway station (circa. 1 mile) and Didcot with its mainline railway station to London Paddington (circa. 8 miles).

Directions what3words – belts.pens.drips

Leave Abingdon town centre using Stratton Way and keep left onto the Vineyard. Turn right at the roundabout onto the Radley Road and right again at the following roundabout onto Audlett Drive. Take the first turning on the left onto Curtis Avenue and then take the third turning on the right where the property is clearly indicated by the 'For Sale' board.



- Enclosed entrance porch leading to inviting entrance hall and well equipped kitchen
- Spacious living room open plan to an extended dining room overlooking the westerly facing rear gardens
- Two spacious first floor bedrooms complemented by bathroom with white suite
- Double glazed windows and mains gas radiator central heating
- Front gardens providing block paved hard standing parking facilities and attached garage incorporating separate store/utility room to the rear
- Attractive west facing rear gardens incorporating patio and lawn - the whole enclosed by fencing, trees and shrubbery
- Excellent potential to substantially extend the property

2  bedrooms

1  receptions

1  bathrooms

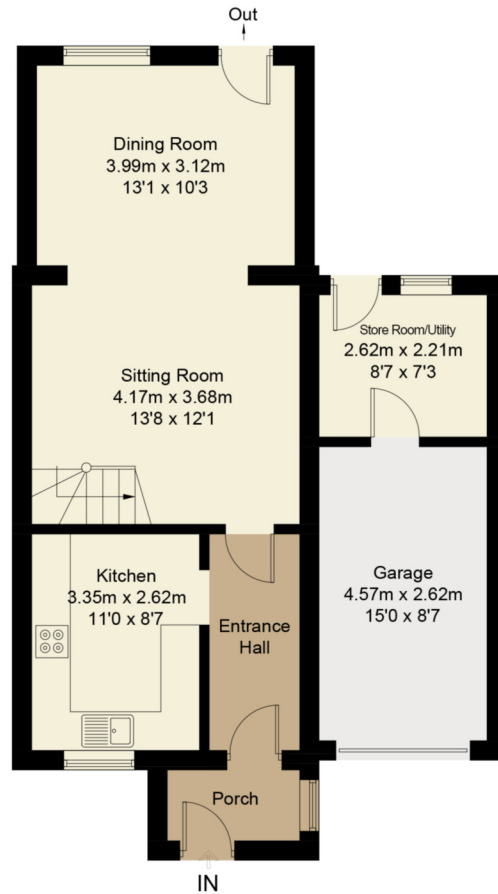
Council tax band C

Tenure Freehold

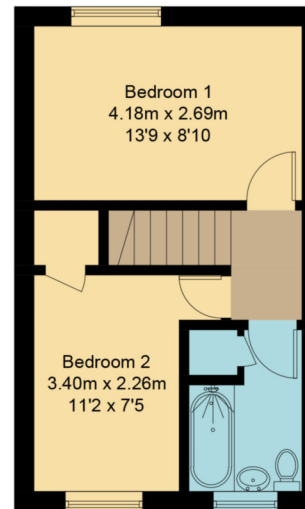
EPC rating C

Curtis Avenue, OX14

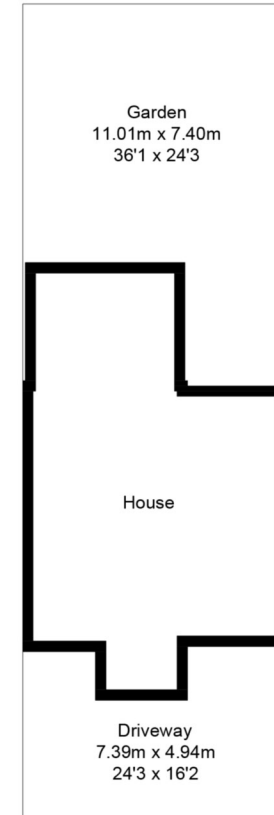
Approximate Gross Internal Area = 83.0 sq m / 893 sq ft
Garage = 11.8 sq m / 127 sq ft
Total = 94.8 sq m / 1020 sq ft
Garden Area = 101.2 sq m / 1089 sq ft



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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