

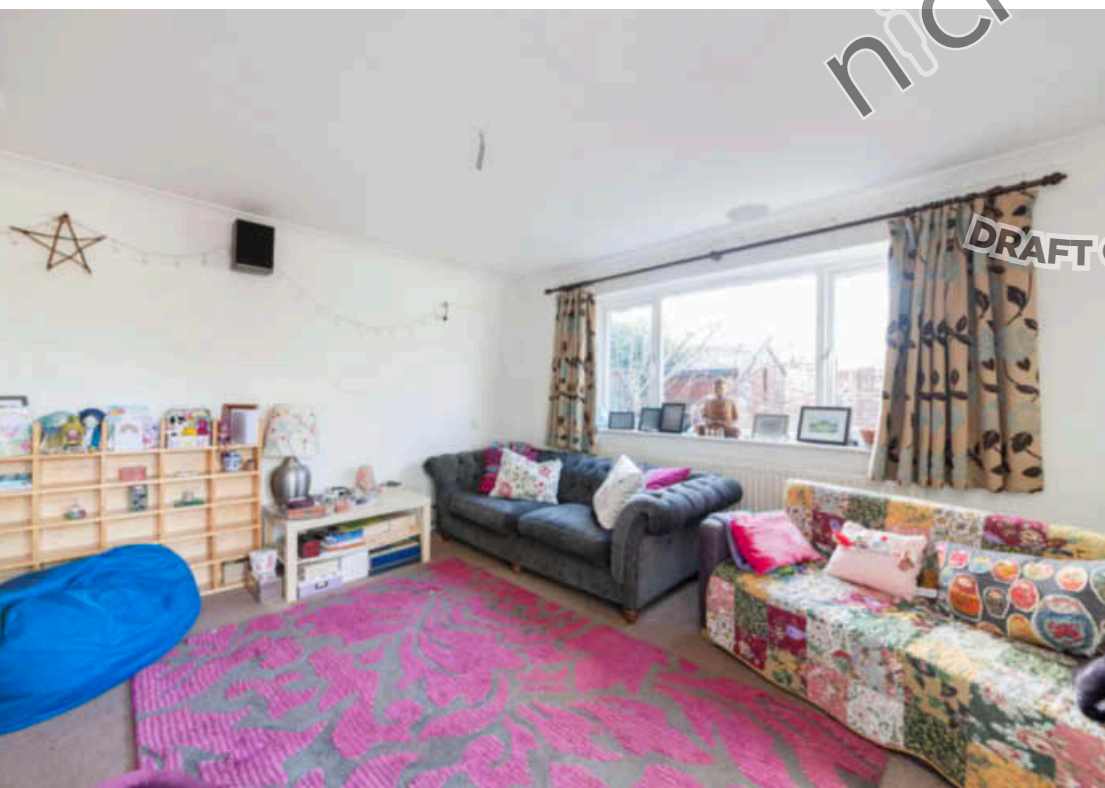


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1 Lely Court, Abingdon OX14 5LT

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1 Lely Court

Substantially extended 3/4 bedroom end of terrace family home offering 1,452 sq ft of very flexible accommodation over two floors well situated in this very popular established location only a short walk from nearby delightful riverside walks and the thriving town centre's many amenities complemented by enclosed southerly facing rear gardens with hard standing parking facilities approached from the rear.

Location

Lely Court is a small and very pleasant cul-de-sac offering easy pedestrian access to many nearby amenities including delightful Thames-side walks leading to the thriving Abingdon town centre. There is easy access onto the A34 leading to many important destinations north and south including Oxford city (circa. 6 miles) and Didcot (circa. 8 miles) with its mainline railway station to London Paddington.

Directions what3words – oddly.caged.hats

Leave Abingdon town centre using Ock Street and turn left at the mini-roundabout onto the Drayton Road. Proceed across the following two roundabouts and turn left at the traffic lights onto Preston Road. Lely Court is situated towards the end on the left-hand side, where No: 1 Lely Court is clearly indicated by the "For Sale" board. PLEASE NOTE: There are generally available hard standing parking facilities available, accessed by taking the next turning on the left-hand side into Hogarth Place and following the road round to the left which in turn leads to the rear of number 1 Lely Court.



- Inviting entrance hall leading to flexible front family room/alternative bedroom complemented by ground floor shower room
- Study, utility room and kitchen partly open plan to dining room with double glazed French doors leading to the rear gardens
- Delightful double aspect separate living room with vaulted ceiling and further double glazed French doors leading to rear gardens
- Three spacious first floor bedrooms complemented by family bathroom and separate WC
- Flexible inner landing/study area with stairs rising to mezzanine floor over
- Double glazed windows, mains gas radiator central heating and the property is sold with no ongoing chain
- Outside are fully enclosed southerly facing rear gardens leading to generally available hard standing parking facilities approached from the rear

3  bedrooms

Council tax band C

4  receptions

Tenure Freehold

2  bathrooms

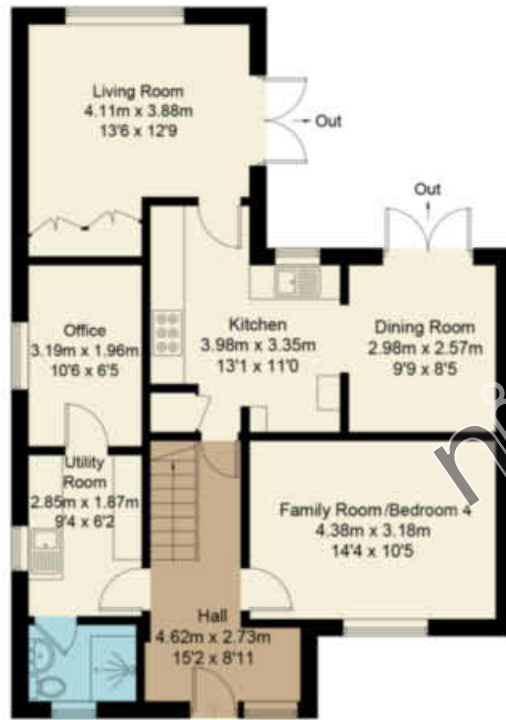
EPC rating D



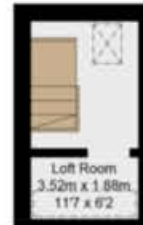
Lely Court, Ox14

Approximate Gross Internal Area = 134.9 sq m / 1452 sq ft
Shed = 3.1 sq m / 33 sq ft
Total = 138.0 sq m / 1485 sq ft
Garden / Driveway Area = 144.6 sq m / 1556 sq ft

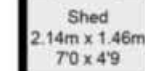
 = Reduced headroom below 1.5m / 5'0"



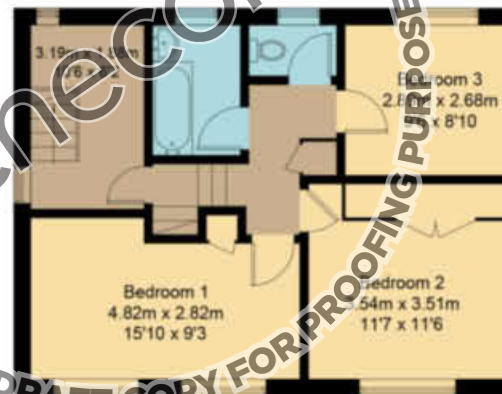
Ground Floor



Second Floor



(Not shown in Actual Location / Orientation)



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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