



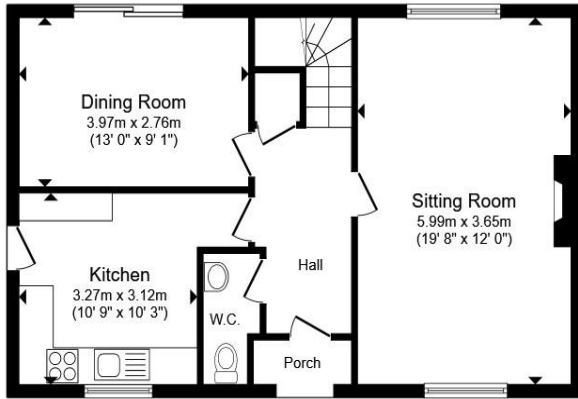
**Norris Close, ABINGDON, OX14 2RN**

**welcome to**

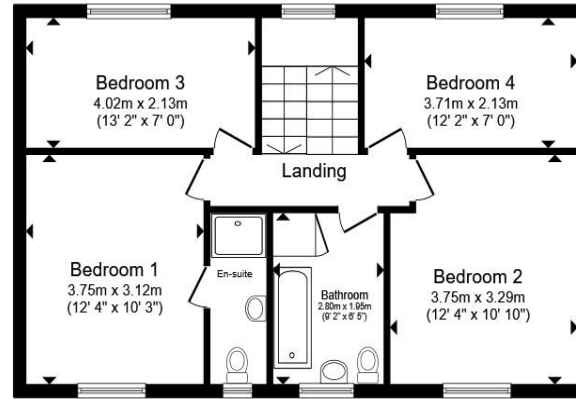
## **Norris Close, ABINGDON**

Allen and Harris are proud to present this four-bedroom detached property situated in a popular north Abingdon location, The property is tucked away in the corner of this quite close and enjoys a larger than average garden for this type and style of property. The property is approached via an entrance hall which gives access to a sitting room which measures in excess of 19ft in length and is dual aspect with generous windows bringing in lots of natural light, leading on is a downstairs cloakroom and a kitchen breakfast room, and an additional dining room perfect for entertaining. To the first floor are four generous bedrooms, the master bedroom measures in excess of 12ft and also offers an en-suite shower room, there is also a well-appointed family bathroom.

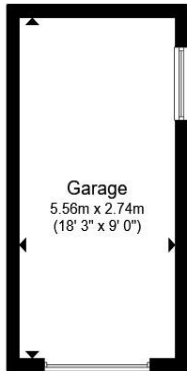




**Ground Floor**



**First Floor**



**Garage**

Total floor area 129.2 m<sup>2</sup> (1,390 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Norris Close, ABINGDON

- No Chain
- Four Bedrooms
- Detached Property
- North Abingdon Location
- Rear Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

**£550,000**



To the rear is a fantastic garden which is larger than average for this style of property and is mainly laid to lawn to include a substantial side garden which offers potential to extend or build upon subject to planning and consents.

To the side of the property is a ample driveway providing parking for several cars leading to the garage, and to the front is a well-established front garden which is mainly laid to lawn.

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

**view this property online** [allenandharris.co.uk/Property/ABI108642](https://allenandharris.co.uk/Property/ABI108642)

Please note the marker reflects the  
postcode not the actual property



Property Ref:  
ABI108642 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
allen & harris



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