

**ON HOLD**



**Watson Crescent , Abingdon**

**3 Bedrooms, 2 Bathroom, End Terraced House**

**£375,000**

**MARTIN&CO**



- Three bedrooms
- Living room
- Fully fitted kitchen
- Dining Room with french doors to garden
- Utility/Cloakroom
- Family Bathroom
- Enclosed rear garden

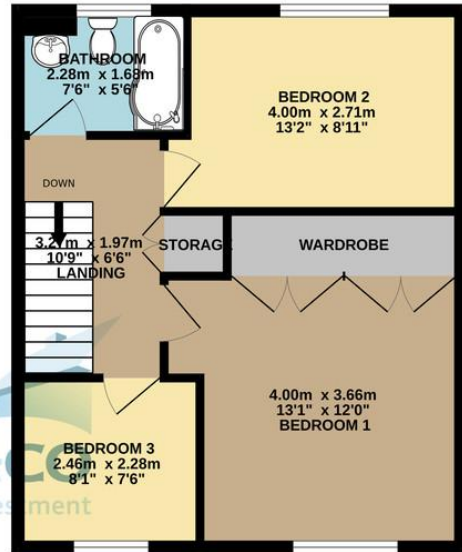
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		81
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		



GROUND FLOOR  
52.8 sq.m. (569 sq.ft.) approx.



1ST FLOOR  
43.1 sq.m. (464 sq.ft.) approx.



MARTIN&CO  
Letting • Sales • Investment

TOTAL FLOOR AREA : 95.9 sq.m. (1032 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2003



## Abingdon Office

10 West St Helen Street • Abingdon • OX14 5BL  
T: 01235 524300 • E: abingdon@martinco.com

# 01235 524300

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.