



CHARLES BARTLETT  
RESIDENTIAL



## 11 Sint Niklaas Close

, Abingdon, OX14 5QF

£1,495 Per month

A well-presented two-bedroom semi-detached bungalow situated in a quiet cul-de-sac location on the popular South side of Abingdon. Offering well-balanced accommodation, private rear garden, detached garage and driveway parking, this attractive home is ideally suited to professional tenants, couples or downsizers seeking single-storey living.

The accommodation comprises an entrance hall leading to a spacious sitting room with French doors opening onto the rear garden, creating a bright and welcoming living space. The kitchen is fitted with a range of wall and base units, integrated oven and hob, and provides direct access to the garden.

There are two good-sized bedrooms, with the principal bedroom benefitting from fitted wardrobes, alongside a family bathroom fitted with a modern white suite and shower over the bath.

Externally, the property enjoys a private enclosed rear garden featuring a generous patio area and lawn, ideal for outdoor dining and entertaining. To the front is a low-maintenance garden with driveway parking, while a detached garage/store provides additional storage space.

Located within easy reach of local shops, amenities and public transport links, the property also offers convenient access to Abingdon town centre, Oxford and the A34.

Material Information:

- Two-bedroom semi-detached bungalow
- Quiet cul-de-sac location
- Spacious living room with French doors to garden
- Modern fitted kitchen
- Bathroom with shower over bath
- Private enclosed rear garden
- Detached garage/store
- Driveway parking

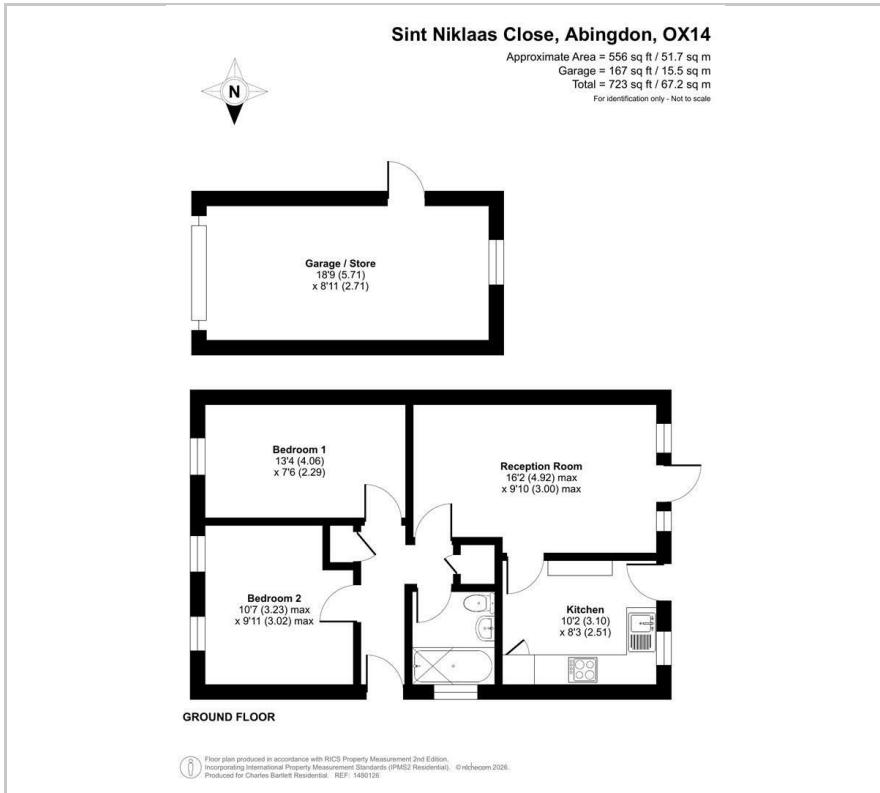
### Viewing

Please contact our Charles Bartlett Residential Office on 07939 496551

if you wish to arrange a viewing appointment for this property or require further information



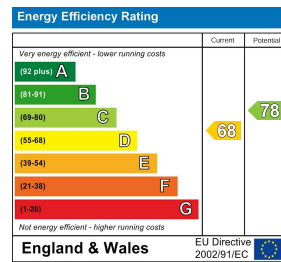
# Floor Plan



# Area Map



# Energy Efficiency Graph



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