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Residential & Commercial Estate Agents • Lettings Agents  
Auctioneers • Planners • Management • Surveyors & Valuers

**Martin & Pole**  
Established 1846  
ESTATE AGENTS

## Bridge Street (Scott's Terrace), Abingdon



The right hand side of the building (blue door)

**Central to the historic market town.**

**Within a stone's throw of the River Thames. Well placed for thriving town centre, schools and cricket club.**

**Just a short drive to the A34 leading to Oxford and the M40 to the north, Newbury, M4 and Reading to the south.**

2/3 Bedrooms, potential for en suite, front sitting room, dining room, galley kitchen (refitted) and bathroom (refitted).

Heating throughout including under floor heating on the ground floor.

Small garden (decking). Residents parking permit available.

**FOR SALE BY PUBLIC AUCTION (unless previously sold)**

**On Tuesday 6<sup>th</sup> August 2019 at 2.30 pm**

**at Coppid Beech Hotel, John Nike Way, Bracknell, RG12 8TF**

**The Solicitors:** Clifton Ingram LLP, 22-24 Broad Street, Wokingham RG40 1BA . Sara Dixon  
Telephone: 0118 912 0204 Email: [saradixon@cliftoningram.co.uk](mailto:saradixon@cliftoningram.co.uk)

**PUBLIC AUCTION**

**Price Guide £250,000\***

# 28 Bridge Street (Scott's Terrace), Abingdon OX14 3HR

**DESCRIPTION/LOCATION:** A Grade II listed cottage, dating from the early 19<sup>th</sup> century with blue and red brickwork beneath a tiled double roof. The windows on the front elevation include hung sashes. The house has been sympathetically renovated, maintaining the original charm and character, including exposed beams and open fire places with the modernisation/improvement works including under floor heating on the ground floor (the two reception rooms), a refitted kitchen and refitted bathroom. The house is ideal for owner occupation or as an investment . there is a good demand from tenants for small houses in this area . the close proximity of Oxford and Didcot being an important factor.

Abingdon on Thames offers a good selection of shopping facilities and lovely riverside walks along the Thames Path with access to the ancient monastery ruins within the Abbey grounds. There are good schooling facilities in the area . including both public and private schools. There are good rail links at Radley and Didcot including a very fast service into Paddington. Abingdon is just a short distance from the highly regarded Culham Science Centre, Harwell Science Campus and Milton Business Park.

## On the second floor

**Bedroom 1** 11qx 10q+ft with electric radiator, sash window, secondary double glazing and wardrobes.

## On the first floor

**Bedroom 2** (front bedroom) 11qx 10q+ft with electric radiator, sash window with double glazing, wall mounted TV.

**Bedroom 3** 10q+x 8q+ft with and additional enclosed area 10q+x 2q+ft which might be suitable for conversion to an en suite shower room with toilet. This room also provides the only access to the second floor bedroom. Electric radiator, two glazed doors leading to enclosed balcony (referred to above) which in turn has two windows overlooking the small courtyard garden.

## Landing.

## Ground floor

### Entrance hall

**Front sitting room** 11qmax x 10q+ft max (this includes the small entrance hall), sash window with secondary double glazing and blinds, open fire place and underfloor heating.

**Dining room** 11q+x 11qft with underfloor heating and under stairs cupboard.

**Kitchen** 28q+ max x 44q+ widening to 10q+ft . as the measurements suggest and the floor plan will confirm, an irregular but interesting and practical shaped room. Recently refitted including stainless steel sink unit, wall mounted and floor units, domestic appliances to be left include Indesit dishwasher, washing machine, Delonghi range with five ring electric hob and wide oven below, Beko fridge and Beko freezer. Recess lights, cupboard housing Heatrie Sadia water heater and adjoining Megaflo water storage tank. NB There is a door at the end of the room but this cannot be used.

**Bathroom** recently refitted to include white suite of panelled bath with mixer taps and hand shower, wash hand basin and low level WC. Walls are part tiled.

## Outside

There is a small area of garden which is set out with decking.

## Car Parking

We are advised the current owner has a residents car parking permit. Prospective purchasers to make their own enquiries. The area of residents parking includes the parking bay immediately in front of the property.

**Services:** Mains, water, electricity and drainage are connected.

**EPC Assessment:** E 39

**Tenure:** Freehold with vacant possession upon completion of the purchase.

**Directions:** Bridge Street adjoins the town centre. Passing the property on the left hand side (i.e coming from the town centre) the next turning on the left includes a small car park with 1 hour parking costing 50p. Subject to availability, this may be appropriate for those wishing to view the property.

**Viewing:** We shall be pleased to show prospective purchasers around the property. For further information or to make an appointment, please contact Sarah Watson at our office on 0118 978 0777 or [w@martinpole.co.uk](mailto:w@martinpole.co.uk) .

**The Conditions of Sale:** are included in the Legal and Information Pack available from the Auctioneers prior to the Auction Sale and online at [www.martinpole.co.uk](http://www.martinpole.co.uk). A copy of the Conditions of Sale will be attached to these Particulars to form part of the Contract.

\* Property Auctioneers are required by the ASA to explain to prospective buyers the definitions of Price Guide and Reserve. The Reserve is the minimum price set by the seller at which the auctioneer can sell the property. The reserve can be set and agreed at any point up to the start of the auction or indeed can be changed during the auction. The reserve can be lower than the guide price, the same as the guide price or up to 10% above the guide price. In accordance with ASA guidelines the guide price can be changed at any time up to and including the day of the auction sale. If the guide price is changed, we will endeavour to advertise the new guide price at the earliest opportunity. A list of final guide prices will be published in the auction room immediately prior to the sale. This may be the first opportunity to publish changes.

## IMPORTANT NOTICES

### Identification of the Buyer

To accord with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002:

No later than the date of the auction when the Memorandum of Agreement of the sale and purchase is to be signed we are required to see and keep copies of documentary evidence of the Buyer's identity and address. If you intend to bid please contact us for further information of the documents required to be produced (full details of which are also given in the Information Pack available for intending Buyers) or if you prefer to register beforehand.

### Buyer's Fee

A charge of £500 (plus VAT), payable only by the successful Buyer, will be due to the Auctioneers, Martin & Pole, upon signature of the Memorandum of Agreement of the sale and purchase. An appropriate VAT receipted invoice will be issued immediately after the day of the auction sale

### Signing the Memorandum, Payment of the Deposit and Buyer's Fee

The Buyer(s) will be required to sign Memorandum of Agreement attached to these Particulars, to pay the Deposit and Buyer's Fee immediately after the fall of the hammer. Payment of the deposit will only be accepted if made by cheque or bankers draft drawn on the account of the named Buyer and drawn on a UK clearing bank.

### Property Details

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances or fittings (if any) referred to in the details.

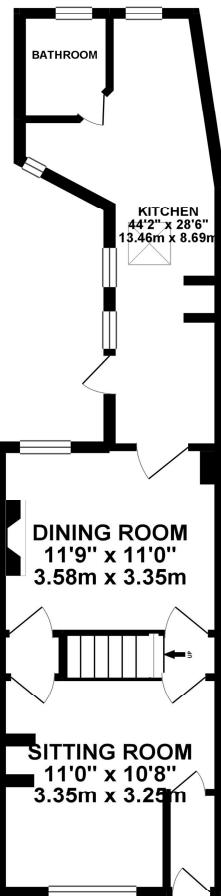
We recommend that each of the statements is verified and the condition of the property and of the services, appliances and fittings (if any) is investigated by you or your advisers before you finalise your offer to purchase, bid for the property or enter into a contractual commitment.

### Stipulations

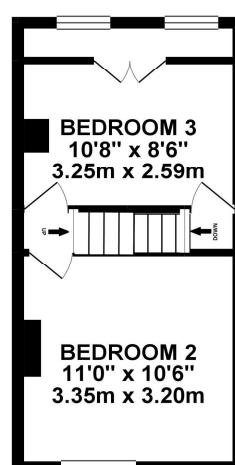
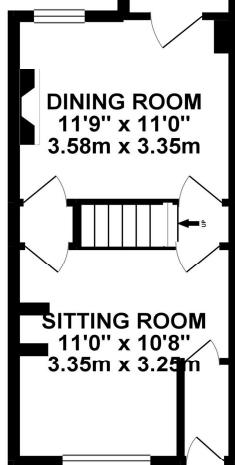
The property is sold with all faults and defects whether of condition or otherwise and neither the Seller nor the Agents of the Seller are responsible for any faults or defects or for any statements contained in the Particulars of the property prepared by the Agents.

The Buyer hereby acknowledges that he has not entered into this Contract in reliance on any of the said statements and he has satisfied himself as to the correctness of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the Seller or the said Agents in relation to or in connection with the property.

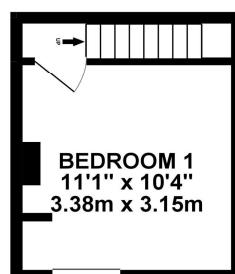
## GROUND FLOOR



## 1ST FLOOR



## 2ND FLOOR



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. The floorplan is for general 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.  
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[www.martinpole.co.uk](http://www.martinpole.co.uk)

## **MEMORANDUM OF AGREEMENT**

Address: ..... Postcode: .. .

**Deposit** £ \_\_\_\_\_

**Balance** £ \_\_\_\_\_

The Seller will sell and the Buyer will buy the Property described as in the foregoing Particulars and Conditions of Sale for the Purchase Price in accordance with and subject to the terms and conditions referred to in the Conditions of Sale.

Martin & Pole acknowledge receipt of the Deposit in part payment of the Purchase Price. The Buyer agrees to pay the balance of the Purchase Price and to complete the purchase in accordance with the Conditions of Sale.

Signed by or on behalf of:

**Buyer**      õ õ õ õ õ õ õ õ õ õ õ õ õ õ ..õ õ õ õ õ õ ..

**Seller** ñ ñ ñ ñ ñ ñ ñ ñ ñ ñ ñ .ñ ñ ñ ñ ñ ñ ñ ñ ñ ñ ..ñ

DCA Fo 36744 July 2019



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