



The Square, Abingdon, OX14 5AR

£250,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS

## The Property

A first and second floor (duplex) residence forming part of a prominent and extremely handsome Grade II listed building, with Tudor influenced timbered façade, further enhanced with ornate wood carving and square paned sash windows.

This unique home provides an elevated outlook over the leafy square in the heart of Abingdon town centre.

Private entrance hall with stairs to first floor landing, opening into a sizable living room with well fitted and equipped kitchen off.

Second floor landing with two bedrooms and bathroom.





## Key Features

- No Onward chain
- Early vacant possession available
- Gas central heating to radiators
- Council Tax band: B
- EPC Rating: D
- Hob, oven, extractor, fridge and freezer

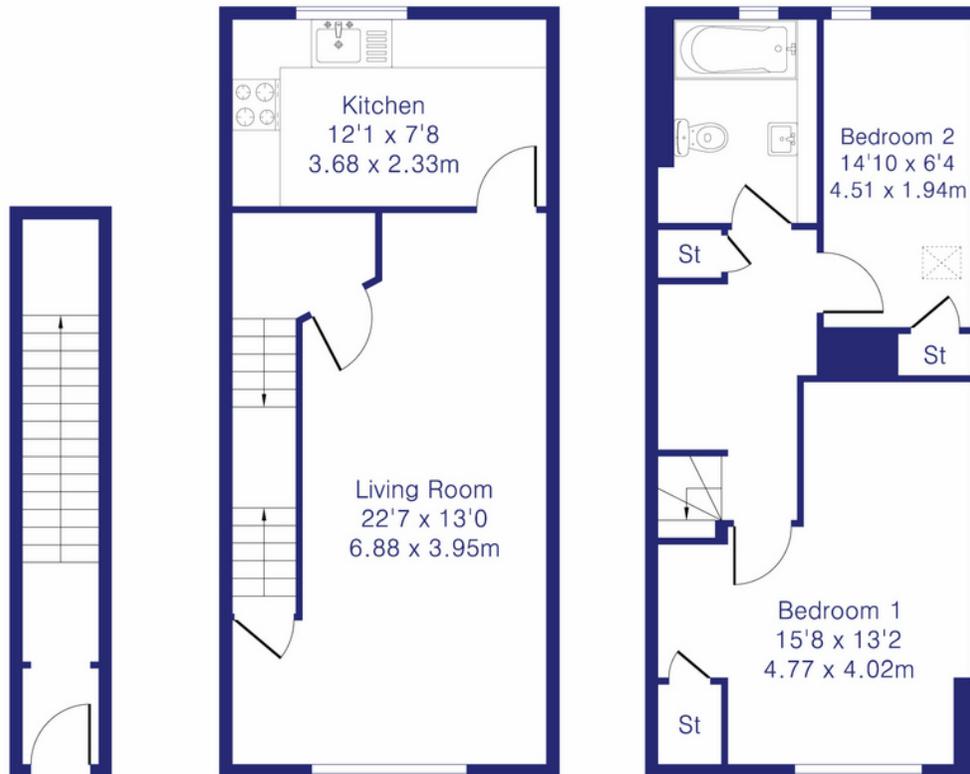
## The Location

Abingdon on Thames is steeped in history. This vibrant Thameside market town boasts a range of restaurants and a thriving café society, in addition to an excellent range of shops, with Waitrose within just a few minutes' walk. There are a range of recreational facilities and an excellent range of schools, both private and state, catering for all ages. A regular public transport service connects to Oxford (9 miles).

The nearby A34 connects northbound to Oxford and the M40, southbound to the M4. Didcot Parkway is within 8-miles and provides a regular mainline connection to London Paddington in as little as 36 minutes.



Approximate Gross Internal Area 790 sq ft – 74 sq m  
 First Floor Area 395 sq ft – 37 sq m  
 Second Floor Area 395 sq ft – 37 sq m



Ground Floor First Floor

Second Floor

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