



Abbott Road, Abingdon, OX14 2DT

Guide Price £315,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A circa 1930's built 3-bedroom semi-detached house with bay fronted elevation.

Extremely well positioned, with larger than average rear gardens backing directly onto a tree fringed recreation green, over which there is a fine outlook.

In the ownership of the current sellers since 1968.

NOTE

In 2022 the property was valued for Probate, and cracks were noted in the front of the property. The possibility of subsidence was mentioned, so the insurance company were contacted and investigations were arranged.

A Surveyor visited the property, he thought that there had been some movement in the property at some point, but it was historical. However, to confirm, he arranged for a year of monitoring which confirmed no movement.

The most recent report and some historical information is available via Thomas Merrifield.





Key Features

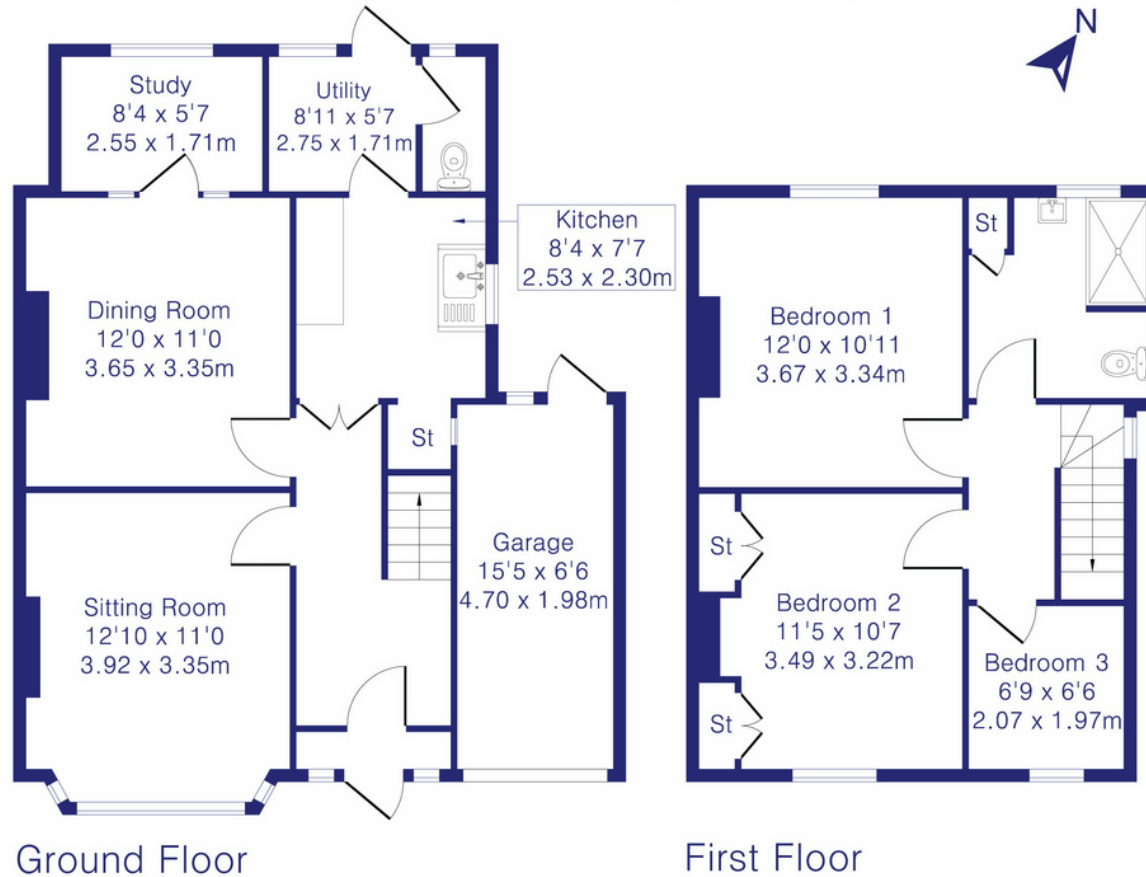
- Approx 1079 sq ft accommodation
- Gas central heating to radiators
- Replacement double glazed windows
- No Onward chain
- Early vacant possession available
- Council Tax Band: D
- EPC rating: D

The Location

Pleasantly and conveniently located in an established residential environment, less than a mile to the north of Abingdon's historic town centre, which is immediately adjacent to the river Thames and just 8 miles to the south of Oxford City centre.

A regular bus route runs along nearby Oxford Road, whilst comprehensive shopping, a range of schools catering for all ages, and excellent recreational amenities are close at hand. There is quick and easy access onto the A34, connecting northbound to Oxford and the M40, southbound to the M4. For commuters, Didcot Parkway is approx 8 miles and provides a regular mainline connection to London Paddington in as little as 36 minutes.

Approximate Gross Internal Area 1079 sq ft – 100 sq m
 Ground Floor Area 650 sq ft – 60 sq m
 First Floor Area 429 sq ft – 40 sq m



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