



Preston Road, Abingdon, OX14 5NJ

Guide Price £275,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Located in South Abingdon, this terraced home presents a fantastic renovation opportunity. The property, currently vacant, offers a traditional layout that's ready for updating to suit your personal style.

One of the key features is the great sized rear garden and convenient parking space at the rear, providing easy access. The property comprises a large lounge, a dining room, a kitchen that leads to the garden. Upstairs are two double bedrooms and a family bathroom along with storage facilities including an airing cupboard, and built in wardrobes.

Close to local amenities and transport links, this property is an excellent canvas for first time buyers or investors alike.





Key Features

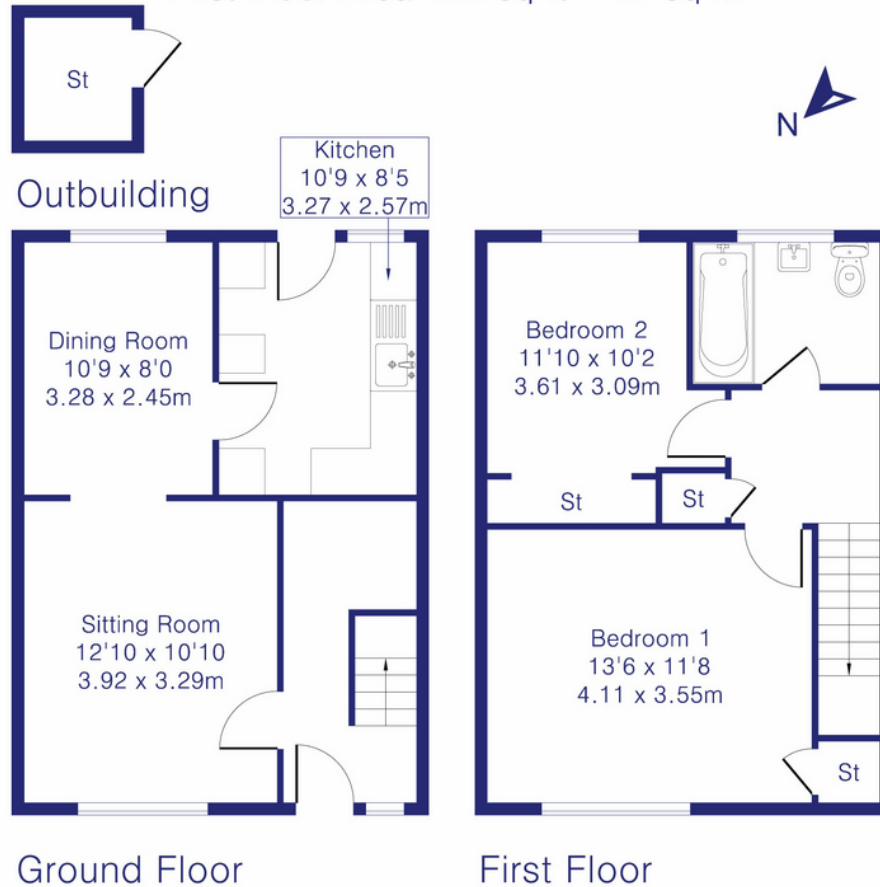
- END OF CHAIN
- Two double bedrooms
- Large bathroom
- Living room/dining room
- Large rear garden
- Parking availability to the rear
- EPC Rating: D
- Council tax band: C

The Location

Abingdon-on-Thames is an historic market town offering a broad range of shopping, schooling and recreational amenities. Just 8 miles to the south of the University City of Oxford. There is quick and easy access onto the nearby A34 connecting northbound to the M40 and southbound to the M4. For commuters, Didcot parkway is within 8 miles and connects to London Paddington in as little as 36 minutes.



Approximate Gross Internal Area 800 sq ft – 74 sq m
Ground Floor Area 400 sq ft – 37 sq m
First Floor Area 400 sq ft – 37 sq m



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