



12 Victoria Road, Abingdon, OX14 1DN

Guide Price £567,500 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A distinctive 4-bedroom Victorian Villa, set within the Albert Park Conservation Area and just half a mile from Abingdon's historic town centre. Combining period charm with modern comfort, the property offers scope for improvement to realise its full appeal.

The comfortably proportioned accommodation is well arranged over three floors and exhibits a wealth of character associated with its period, to include ornate fireplaces, sash windows, exposed timbers, panelled interior doors, lofty ground and first floor ceilings, picture rails and exposed timberwork.

The house has been modernised and enhanced with a hand built and hand painted bespoke kitchen by Cotteswood, extensive use of wooden flooring to complement the existing use of wood flooring still present in a number of areas.

Area of front garden and walled westerly rear garden offering a high degree of privacy and two useful brick and slate outbuildings.





Key Features

- Gas central heating (radiators)
- Double glazing
- Cloakroom, bathroom and en-suite
- Through living room
- Scope for Improvement
- EPC Rating: tba
- Council Tax Band: D

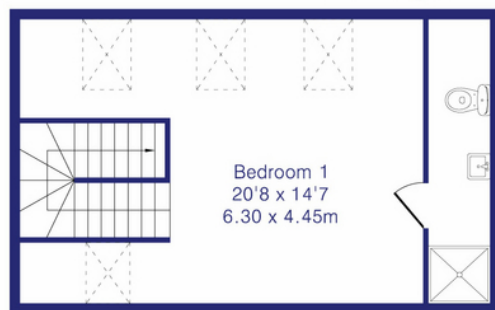
The Location

Victoria Road is one of the main approach roads to Albert Park, comprising an eclectic range of homes in an area considered to be one of Abingdon's most highly regarded residential locations, and deservedly so.

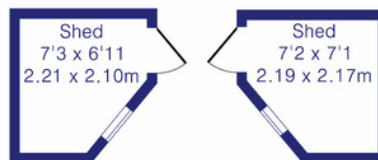
Abingdon is a thriving Thameside market town providing excellent shopping, schooling and recreational amenities. The nearby A34 connects northbound to Oxford (8 miles) and the M40, southbound to the M4. Didcot parkway is just 7 miles, providing a regular mainline connection to London Paddington in as little as 36 minutes.

Golfers – treat yourselves! Frilford Heath Golf Club is within 5 miles providing three 18 hole Championship courses.

Approximate Gross Internal Area 1721 sq ft – 160 sq m
 Ground Floor Area 622 sq ft – 58 sq m
 First Floor Area 622 sq ft – 58 sq m
 Second Floor Area 389 sq ft – 36 sq m
 Outbuilding Area 88 sq ft – 8 sq m



Second Floor

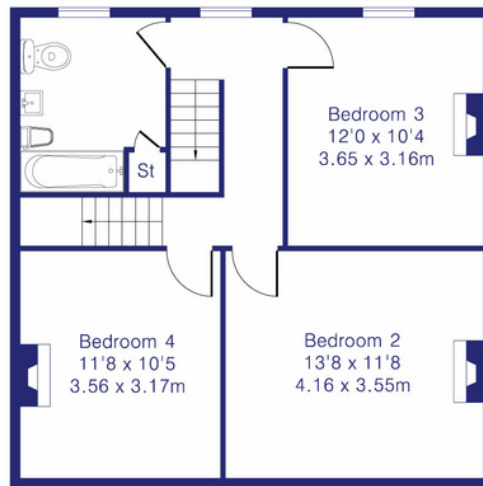


Outbuilding

Kitchen/
Breakfast Room
11'11 x 7'5
3.63 x 2.27m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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