



Ock Street, Abingdon, OX14 5DW

£350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

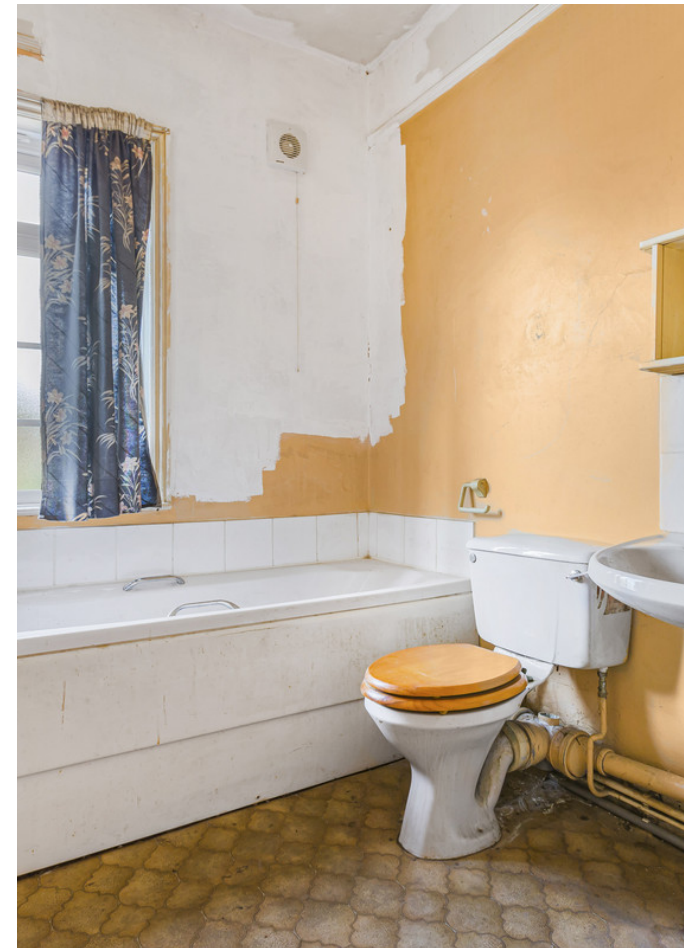
A prominent and extremely handsome circa 1890's built former residence, converted to provide a self-contained one-bedroom ground floor maisonette in very presentable condition, and a self-contained one bedroom first floor maisonette in need of much improvement.

This represents an increasingly rare opportunity to acquire a dual rental opportunity with potentially generous yield, or to revert back to a sizeable distinctive single dwelling, subject to the required plannings and building regulation consents.

The ground and first floor rooms are comfortably proportioned, accentuated by lofty height ceilings and tall square paned sash windows.

Each apartment comprises private entrance hall and/or entrance hall/landing, living room, separate kitchen/breakfast room, double bedroom and bathroom.





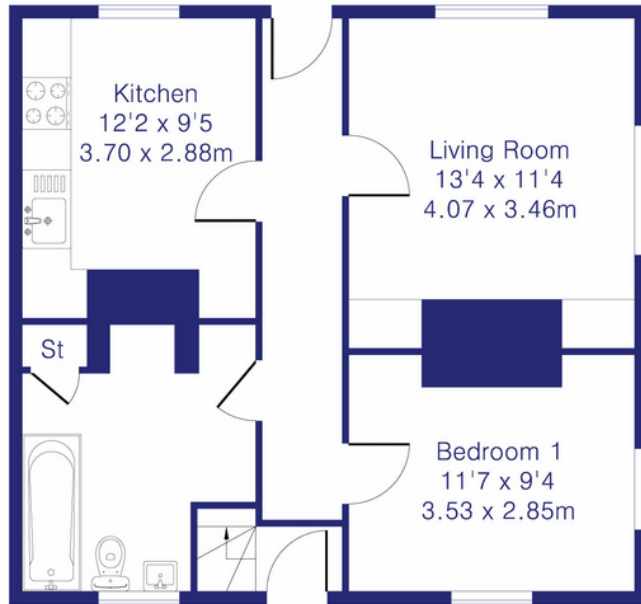
Key Features

- No onward chain
- Both with own private entrance
- Generous double bedrooms
- Allocated car parking
- Council Tax band: B
- EPC Rating: D

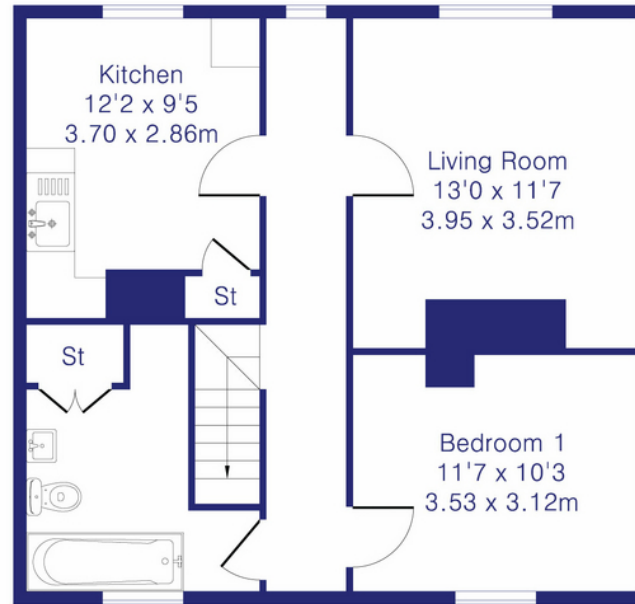
The Location

Within three quarters of a mile to the west of Abingdon's historic Thameside town centre, and very accessible to comprehensive shopping, schooling and recreational amenities. There is quick and easy access onto the nearby A34 connecting Northbound to Oxford (8 miles) and the M40, southbound to the M4. Didcot Parkway (7) miles provides a regular mainline connection to London Paddington in as little as 36 minutes.

Approximate Gross Internal Area 1150 sq ft – 106 sq m
 Ground Floor Area 575 sq ft – 53 sq m
 First Floor Area 575 sq ft – 53 sq m



Ground Floor



First Floor

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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