



Edward Street, Abingdon, OX14 1DL

Guide Price £385,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A delightful three bedroom three storey period town house located in a well regarded location a short distance from the renowned Albert Park and within walking distance of the town centre.

There are two separate reception rooms together with a well fitted kitchen/breakfast room and bathroom on the ground floor, with three bedrooms (two double and one single) arranged over the first and second floors.

Much character has been retained including original fireplace to the master bedroom and fireplace recesses to other rooms. Further benefits include gas central heating to radiators and double glazed windows.







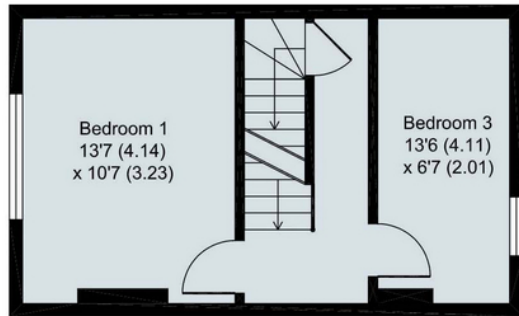
## Key Features

- Two reception rooms
- Well fitted kitchen/breakfast room
- Ground floor bathroom
- Three bedrooms
- Gas central heating
- Double glazed windows
- Within a mile to the west of Abingdon town centre
- Council Tax Band: C
- EPC Rating: D

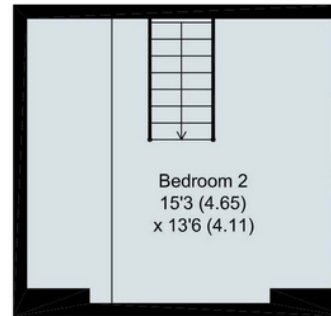
## The Location

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, and with quick and easy access onto the nearby A34 connecting northbound to the M40 and southbound to the M4. Didcot parking is within 8 miles and connects to London Paddington in approximately 45 minutes.

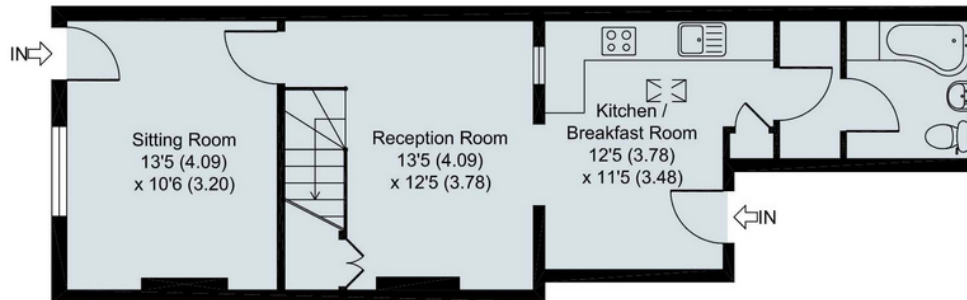
APPROX. GROSS INTERNAL FLOOR AREA 1066 SQ FT / 99 SQ M



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Thomas Merrifield and no guarantee as to their operating ability or their efficiency can be given.

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**Abingdon Office**  
51 Stert Street, Abingdon  
Oxfordshire, OX14 3JF

T 01235 538000  
E [abingdon@thomasmerrifield.co.uk](mailto:abingdon@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

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