



1 Edward Street(incorporating 11 Spring Road), Abingdon, OX14 1DJ
£615,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A striking 4 bedroom turn of the century primary residence occupying a prominent corner position with comfortably proportioned, light and airy accommodation, offering a high degree of versatility over its three floors.

Also incorporating a double fronted retail unit, with an 18'5 x 13'7 shop floor area with staff room, two store rooms and cloakroom.

Recently trading as a pharmacy (A1 retail)

- Utilities: Mains electricity/water/drainage are connected.
- Heating: Electric heat recovery heating system.
- Parking: Unrestricted on-street parking.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Medium.
- Building Safety / Planning Issues: None known.





Key Features

- Prominent corner position
- Vacant position. No onward chain
- Total 1948 sq ft gross internal area
- Primary 4 bedroom residence
- Incorporating A1 retail premises with staff welfare facilities
- EPC Rating: G/Council Tax Band C for 1 Edward Street
- EPC Rating: tbc/Council Tax Band: tbc for 11 Spring Road

The Location

Occupying a prominent corner position, fronting Edward Street and Spring Road, within just a few minutes' walk of its neighbouring Albert Park conservation area, Albert Park itself and on into the town centre, which is within a mile. Abingdon's historic Thameside town centre provides a wealth of shopping and recreational amenities, and there are a range of excellent schools, both state and private, within the immediate area, catering for all ages.

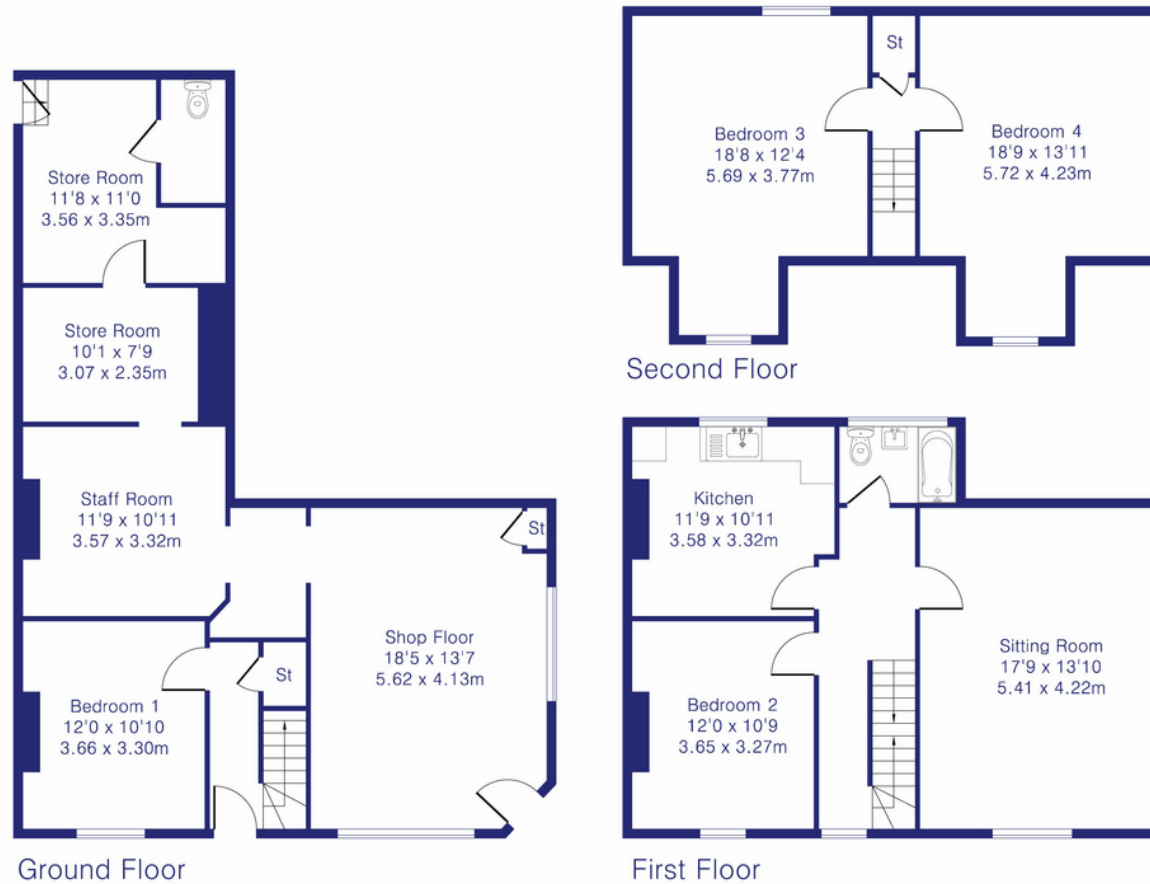
There is quick and easy access onto the nearby A34 connecting northbound to Oxford (9 miles) and the M40, southbound to the M4. Didcot Parkway is within 8 miles and provides a regular mainline connection to London Paddington, in as little as 36 minutes.

Approximate Gross Internal Area 1948 sq ft - 182 sq m

Ground Floor Area 838 sq ft – 78 sq m

First Floor Area 642 sq ft – 60 sq m

Second Floor Area 468 sq ft – 44 sq m



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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