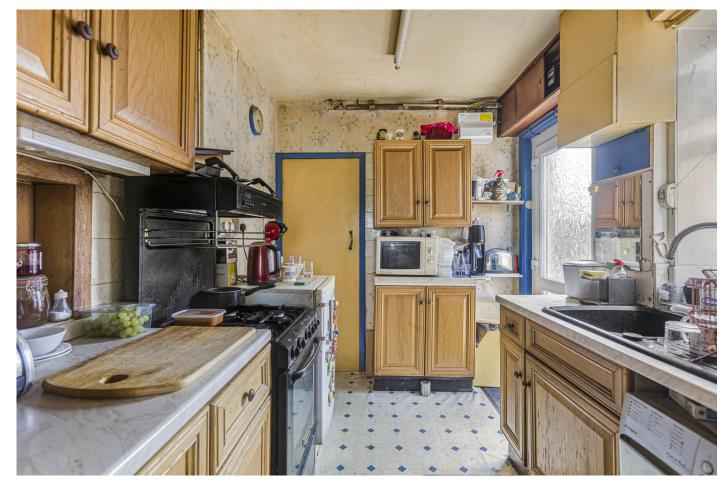


180 Wootton Road, Abingdon, OX14 1JZ Guide Price £387,000 Freehold

THOMAS MERRIFIELD







## The Property

A bay fronted 3 bedroom semi-detached house.

Built in 1932 and owned by the present sellers since the early 1950's.

Re-wired in the 1970's and subsequently partially re-wired with the addition of a new consumer board.

In need of some further updating and decorative enhancement.

Circa 125 ft westerly largely uncultivated rear garden with, area of lawn and vegetable section, in addition to a timber shed/workshop and two generous size greenhouses.

#### **Material Information**

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating (radiators)
- · Parking: Private driveway and limited garage access
- · 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: Very Low.
- Building Safety / Planning Issues: Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. **FREEHOLD**





- Gas central heating (radiators)
- New Worcester boiler fitted 12 months ago
- Double glazing
- Circa 125ft westerly rear garden
- Private driveway/car standing
- Restricted width access to detached single garage
- · Council tax band: D
- EPC Rating: D

### The Location

On the northern outskirts of the historic and vibrant market town of Abingdon-on-Thames, set back from the Wootton Road, with excellent access to a range of transport links, making it ideal for commuters and families alike. Regular nearby bus services to Oxford (7 miles) while the A34, M40 and M4 offer convenient road connections to London. Radley village (2 miles) provides a branch line railway





# Approximate Gross Internal Area 909 sq ft - 84 sq m (Excluding Garage)

Ground Floor Area 464 sq ft - 43 sq m First Floor Area 445 sq ft - 41 sq m Garage Area 164 sq ft - 15 sq m







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- 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.
- 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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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.