



180 Wootton Road, Abingdon, OX14 1JZ

Guide Price £387,000 Freehold

THOMAS
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SALES LETTINGS



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





Key Features

- 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



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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



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.

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