



21 Austin Place, Abingdon, OX14 1LT

Guide Price £300,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A well-positioned two bedroom terraced property in North Abingdon, within walking distance to local amenities and public transport with direct links in Oxford and Didcot Parkway.

The property enjoys a large front garden, with the potential to turn it into a driveway, an entrance way, a large and bright lounge/dining room, a kitchen to the rear and access into the rear garden, which benefits from being established and well-maintained. A patio area is to the front and back of the garden, along with rear access.

Upstairs, the property has two great sized rooms, with the primary bedroom having built in storage, and bedroom two overlooking the garden. The family bathroom completes the first floor. The loft is accessible and offers storage facilities.

Material Information to note:

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Driveway.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Right of Ways/Easements: None known.
- Restrictions & Covenants: None known.
- Building Safety / Planning Issues: None known.

Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.







## Key Features

- Private garden with rear access.
- On-street parking and large front garden
- Large living/dining
- Refurbished family bathroom
- Close to local amenities and public transport
- EPC Rating: C
- Council Tax Band: C

## The Location

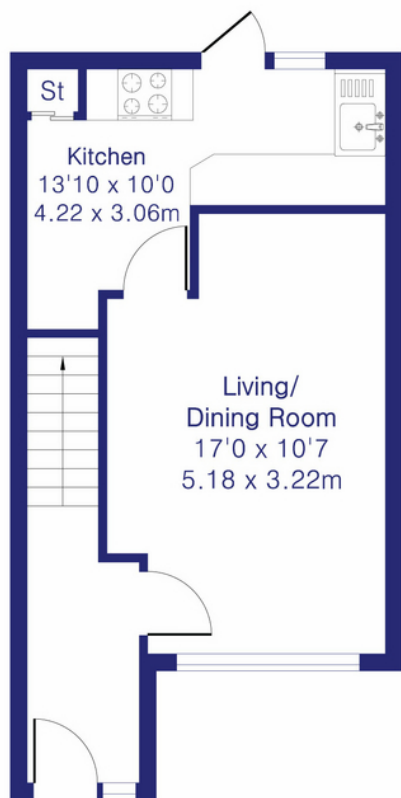
Austin Place in Abingdon is a peaceful residential street with a mix of modern homes, many enjoying private gardens, driveways, and easy access to green spaces. The area is well-served by local shops, supermarkets, bus routes into Oxford and Abingdon town centre, and is conveniently close to the A34 for wider travel.



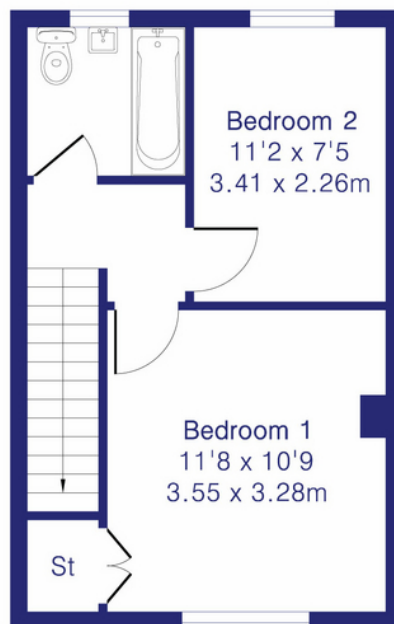
## Approximate Gross Internal Area 647 sq ft - 60 sq m

Ground Floor Area 334 sq ft – 31 sq m

First Floor Area 313 sq ft – 29 sq m



Ground Floor



First Floor



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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