



Abbott Road, Abingdon, OX14 2DT

Guide Price £450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A mature 3 bedroom semi-detached house with prominent two story bay window.

Occupying a corner position with gardens to front, side and south westerly rear, providing excellent potential to extend, subject to the required planning consents. There's a private driveway at the bottom of the garden with access to single garage.

The comfortably proportioned, light and airy accommodation is well arranged, and benefits from a range of improvements, although there remains scope for further updating and cosmetic enhancements.





Key Features

- Approx 1277sq ft accommodation
- Electric storage heaters
- Replacement double glazed windows
- Awaiting grant of probate
- Council Tax Band D
- EPC Rating: E

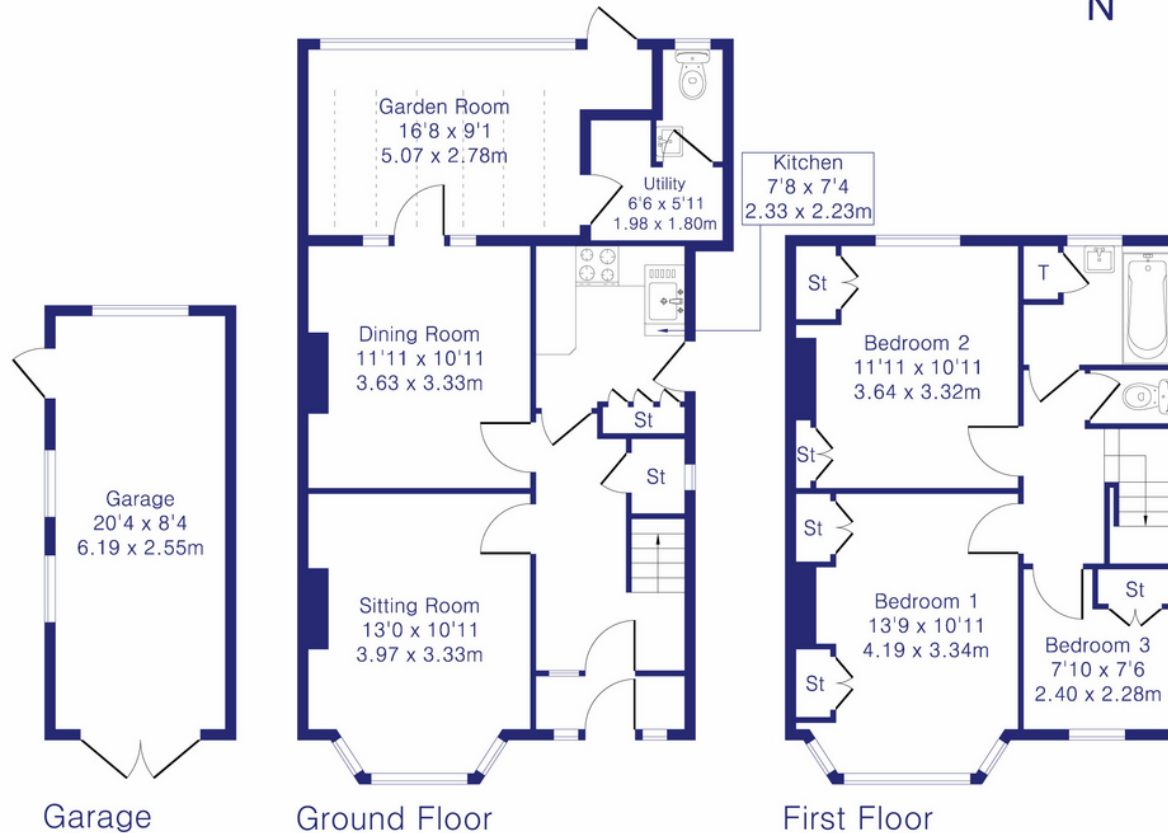
The Location

Pleasantly and conveniently located in an established residential environment, less than a mile to the north of Abingdon's historic town centre, adjacent to the river Thames and just 8 miles to the south of Oxford City centre.

A regular bus route runs along nearby Oxford Road, whilst comprehensive shopping, a range of schools catering for all ages, and excellent recreational amenities are close at hand. There is quick and easy access onto the A34, connecting northbound to Oxford and the M40, southbound to the M4. For commuters, Didcot Parkway is approx 8 miles and provides a regular mainline connection to London Paddington in as little as 36 minutes.

Thomas Merrifield and their clients give notice that:

Approximate Gross Internal Area 1277 sq ft – 118 sq m
Ground Floor Area 650 sq ft – 60 sq m
First Floor Area 457 sq ft – 42 sq m
Garage Area 170 sq ft – 16 sq m



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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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