



32 Edward Street, Abingdon OX14 1DL



## 32 Edward Street

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**Spacious three-bedroom townhouse offering much improved and superbly presented character accommodation over three floors, well situated within this sought after location offering easy pedestrian access to the nearby delightful Albert Park and thriving town centre's many amenities.**

### **Location**

Edward Street is a very popular street comprising of only period town houses providing a very pleasant overall setting. There is a short walk to the nearby delightful Albert Park, good schooling and Abingdon town centre with its wide range of amenities. There is a quick route onto the A34 leading to many important destinations north and south including Oxford city (circa. 6 miles) and Didcot with its useful mainline railway station (circa. 10 miles), ideal for

**Bedrooms:3**

**Bathrooms: 1**

**Reception Rooms: 2**

**Council Tax band: C**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: TBC**

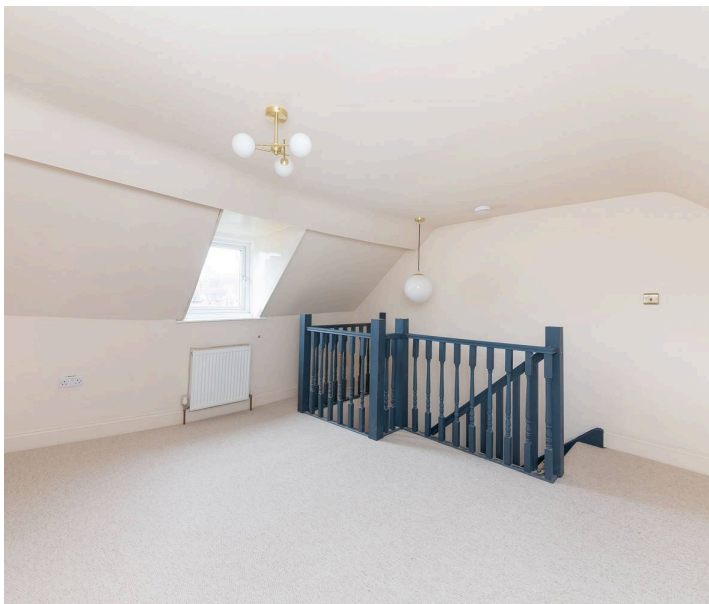






## Key Features

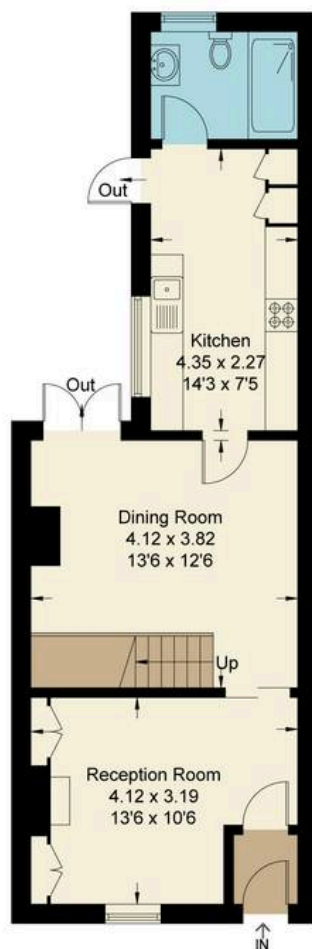
- Entrance porch leading to spacious living room with sash windows and attractive central fireplace
- Formal dining room with doors to rear gardens and staircase rising to the first floor
- Well equipped kitchen complemented by an excellent selection of floor and wall units and benefitting from many built-in electrical appliances leading to replacement ground floor family shower room
- Large first floor main double bedroom with central fireplace and further spacious first floor second double bedroom
- A further double bedroom located to the second floor
- Mains gas radiator central heating with replacement efficient condensing boiler and double glazed sash windows
- Fully enclosed approximately 75' rear garden with patio area and mature lawns



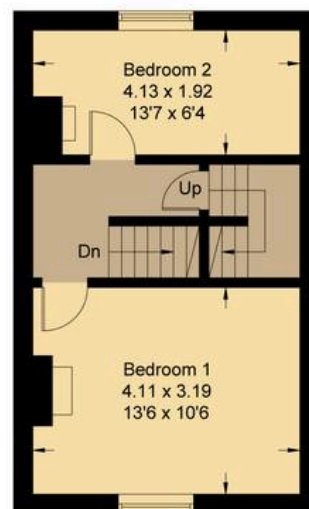


# Edward Street, OX14


Approximate Gross Internal Area = 92.40 sq m / 995 sq ft  
For identification only - Not to scale

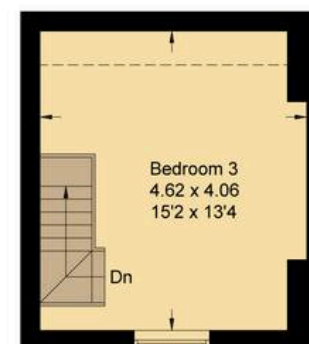


Ground Floor



First Floor

 = Reduced Headroom below 1.5m / 5'0"



Second Floor

