



44 Austin Place, Abingdon OX14 1LX

44 Austin Place

Spacious and well presented three-bedroom semi-detached family home situated in a very popular North Abingdon location close to many nearby amenities including excellent schooling complemented by embossed parking facilities for several vehicles leading to brick built garage and to the rear and side are wider than average enclosed rear gardens, offering excellent potential to substantially extend the existing accommodation.

44 Austin Place is well-situated within this popular North Abingdon location offering easy pedestrian access to many nearby amenities, including excellent primary and secondary schooling. There is a quick route onto the A34 leading to many important destinations north and south including Oxford city (circa. 6 miles) and Radley railway station (circa. 2 miles), ideal for commuters.

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 2

Council Tax band: C

Tenure: Freehold

EPC: D





Key Features

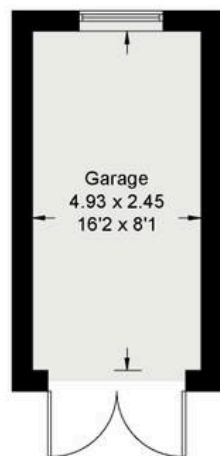
- Entrance hall leading to spacious living room
- Separate dining room and spacious kitchen
- Three first floor bedrooms (including two double bedrooms) complemented by family bathroom
- Double glazed windows, mains gas radiator central heating (replacement Valiant gas boiler) and the property is sold with no ongoing chain
- Front gardens providing embossed parking facilities for several vehicles leading to brick built garage
- Well maintained and wider than average enclosed rear gardens offering excellent potential to substantially extend the existing accommodation



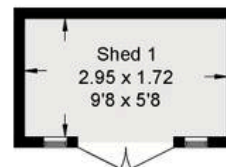
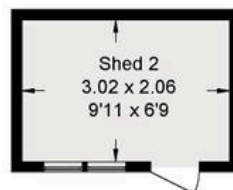


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Approximate Gross Internal Area = 93.2 sq m / 1004 sq ft
 Garage = 12.1 sq m / 130 sq ft
 Shed = 11.4 sq m / 123 sq ft
 Total = 116.7 sq m / 1257 sq ft
 For identification only - Not to scale



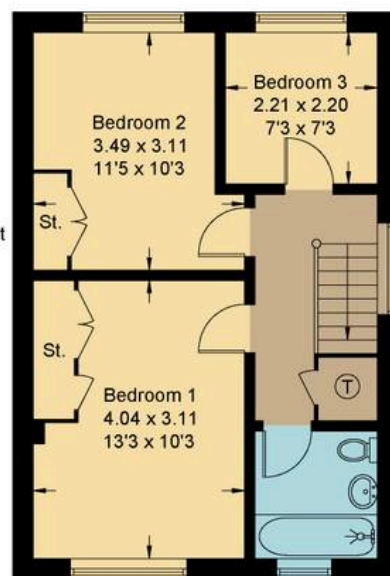
Garage



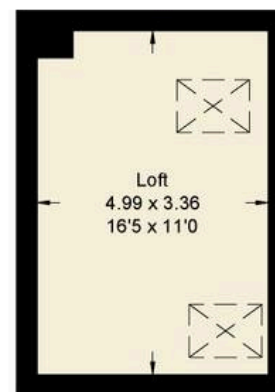
Shed



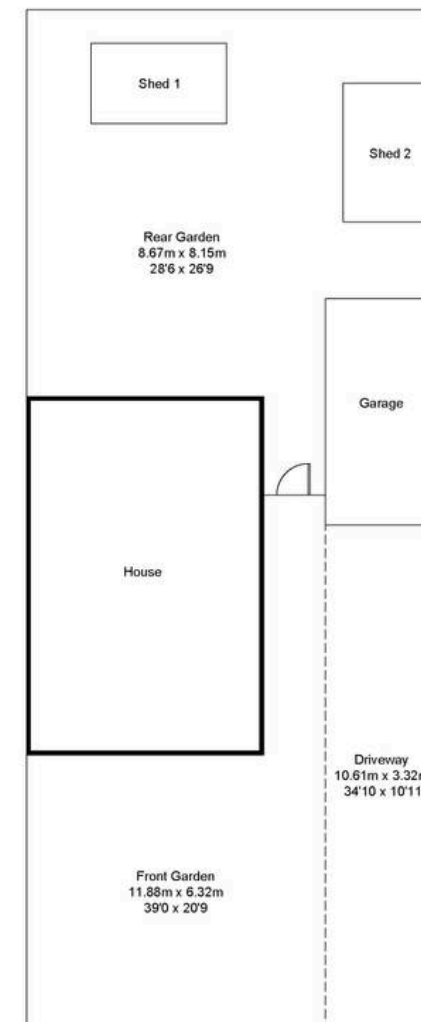
Ground Floor



First Floor



Loft Space



Floor plan produced in accordance with RICS Property Measurement Standards.
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