



58 Spring Road, Abingdon OX14 1AN

58 Spring Road

Delightful period townhouse offering very spacious and beautifully presented character accommodation within this desirable location towards the edge of the town centre, complemented by attractive gardens which includes a versatile fully insulated detached garden office.

58 Spring Road is situated in a delightful non-estate location towards the edge of the conservation area and is within a short walk of the beautiful nearby Albert Park, excellent state/private schooling and the thriving town centre's many amenities. There is a quick vehicular route onto the A34 leading to many important destinations north and south. Useful distances include Didcot (circa. 8 miles) with its mainline railway station to London Paddington and Oxford city centre (circa. 10 miles).

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 2

Council Tax band: C

Tenure: Freehold

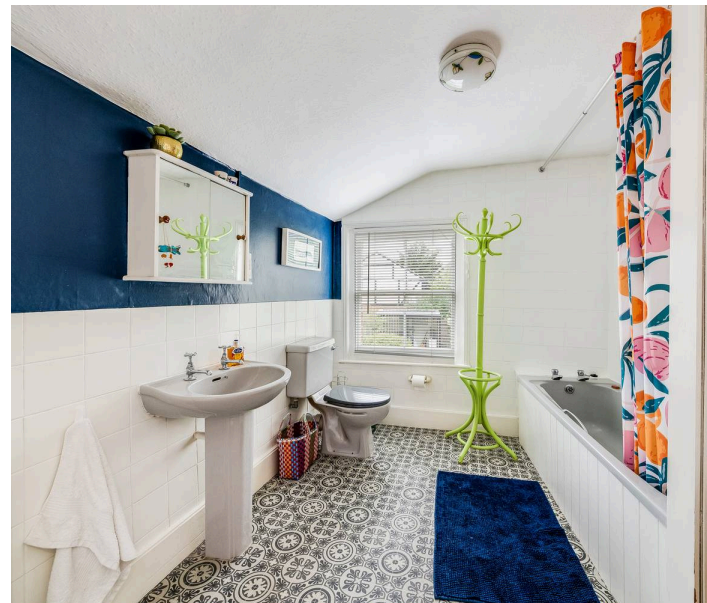
EPC Energy Efficiency Rating: D

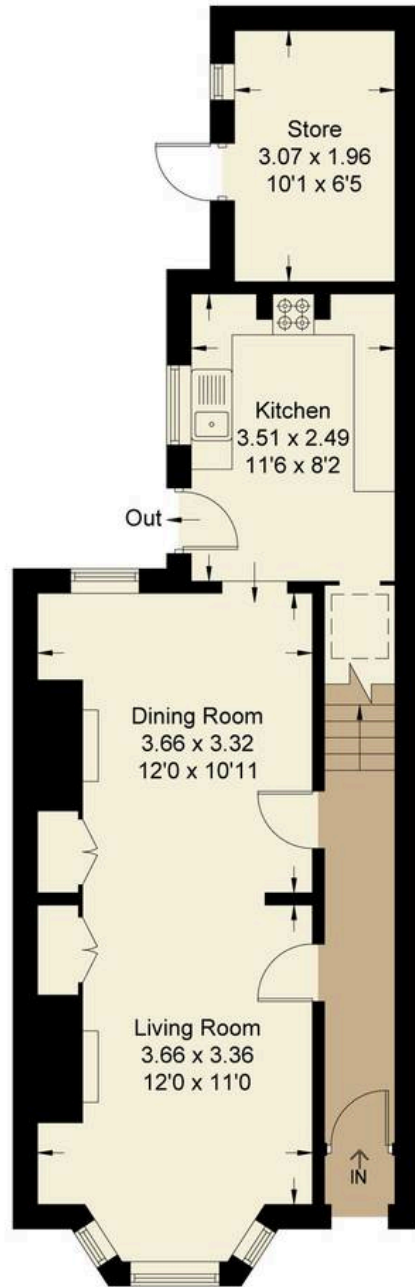




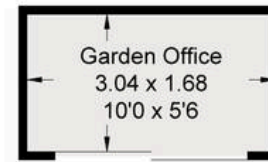
Key Features

- Steps rising to an open porch and front door which in turn leads to a welcoming entrance hall
- Wonderfully light and airy double aspect living room through to dining room featuring large bay window, stripped wooden flooring and two attractive fireplaces, each complemented by fitted storage cupboards and shelving either side
- Spacious kitchen offering excellent potential for extension into the adjoining brick built outbuilding
- Generous upstairs principal bedroom benefiting from two separate windows and an attractive feature fireplace
- Second double bedroom with a further attractive fireplace and views over the rear gardens
- Exceptionally large first floor bathroom
- Mains gas radiator central heating and attractive sash window
- Good size and beautifully maintained westerly facing rear gardens which initially incorporates an extensive patio leading to spacious brick built storeroom (ideal for conversion)
- Versatile fully insulated detached garden office - ideal for those working from home. The whole garden is fully enclosed by fencing providing both privacy and security

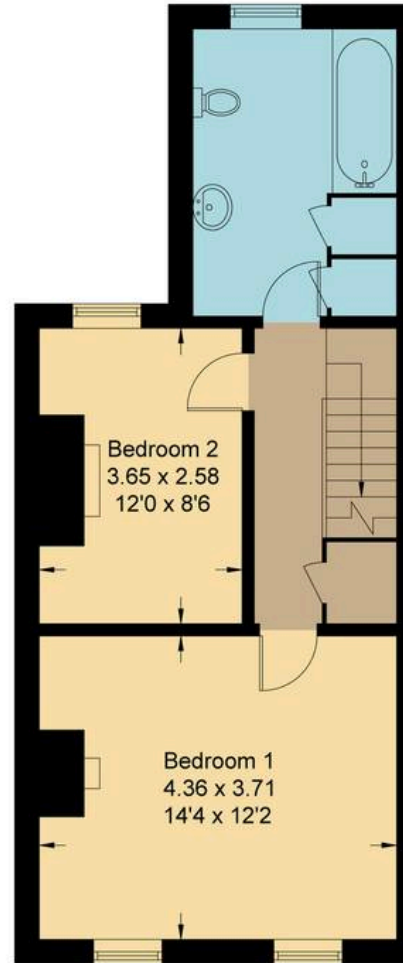




Ground Floor



(Not Shown In Actual
Location / Orientation)



First Floor

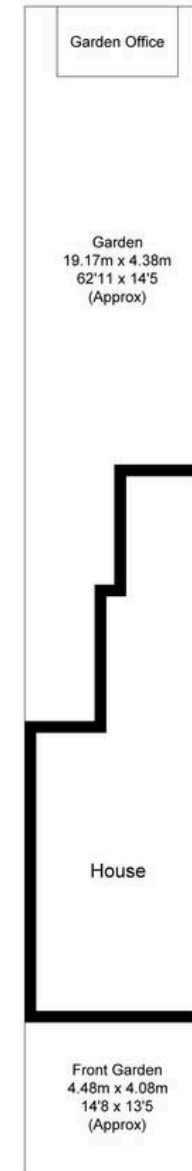
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Approximate Gross Internal Area = 91.0 sq m / 980 sq ft

Outbuilding = 5.10 sq m / 54 sq ft

Total = 96.10 sq m / 1034 sq ft

For identification only - Not to scale



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