



Ock Street, Abingdon, OX14 5DL

Guide Price £475,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Completely end of chain, this three-bedroom end-of-terrace home has been extensively refurbished, having undergone a full renovation, and is now presented in excellent, move-in-ready condition. Combining character features with a modern finish, the property offers buyers a fantastic opportunity to acquire a beautiful Victorian property in the heart of Abingdon.

Externally, the property benefits from off-road parking to the rear via a double driveway, with gated access leading to a private, low-maintenance garden. A gate provides access to the front garden, while generous side garden wrap around the property, clearly defining the plot.

The accommodation is arranged over three floors, starting with an entrance hall that leads through to a bay-fronted living room with an open fireplace, as well as a separate dining room. To the rear, the extended kitchen/breakfast room is well-lit by Velux windows and opens directly onto the garden.

On the first floor, there is a well-finished family bathroom and the principal bedroom, which includes built-in storage and a feature fireplace. The remaining two bedrooms are located on the second floor and are both fantastic sizes, all of which feature beautiful sash style windows.

Additional features include oak flooring, vaulted ceilings with recessed lighting, and double-glazed sash-style windows throughout, enhancing both the style and comfort of the home.





## Key Features

- Victorian-style three bedroom end of terrace
- Driveway parking with dropped curb off Victoria Road
- Extended kitchen with vaulted ceilings and velux windows
- Large family bathroom
- Ample storage throughout
- Fantastic period features including charming fireplace, high ceilings and sash-style windows
- EPC: D
- Council Tax: D



## The Location

Located in the heart of Abingdon, Ock Street is a central and well-connected address, just a short distance from the town centre. A wide range of amenities are within easy reach, including independent shops, cafés, restaurants, and supermarkets, as well as leisure facilities and riverside walks along the nearby Thames.

The area benefits from excellent transport links, with regular bus services providing access to Oxford and surrounding towns. The A34 is easily accessible, offering convenient routes to Didcot (approx. 8 miles) and the wider road network, including the M4. Didcot Parkway railway station provides direct services to London Paddington, making Ock Street a practical location for commuters.

Some material information to note:

Gas central heating. Mains water, mains electrics. Mains drains. Ofcom checker indicates standard to ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has driveway parking. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



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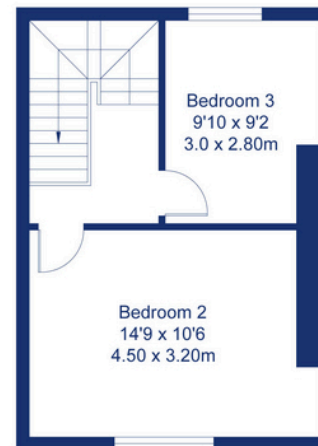
**Approximate Gross Internal Area 1054 sq ft - 97.90 sq m**



Ground Floor



First Floor



Second Floor

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