



3 Spey Road, Abingdon OX13 6HP



## 3 Spey Road

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Superbly presented three bedroom end terrace family home, much improved by the current owner the property benefits from large 17' living room through to open plan kitchen/dining room.

Shippon is a small village located on the edge of the market town of Abingdon, the property offers easy access to the village's amenities including an excellent public house, shop and church. There is a short walk to the nearby desirable town of Abingdon, which offers an excellent range of amenities including high quality state and private schooling. Schools within walking distance include The Manor School, Larkmead, St Helen & St Katharine and Abingdon School. Useful distances include Abingdon town centre (circa. 1.75 miles) and Oxford city centre (circa. 9.5 miles) The nearby A34 provides a quick route to many important destinations north and south. There is a direct bus route into Oxford (the No. 44) which goes through Shippon.

Bedrooms: 3

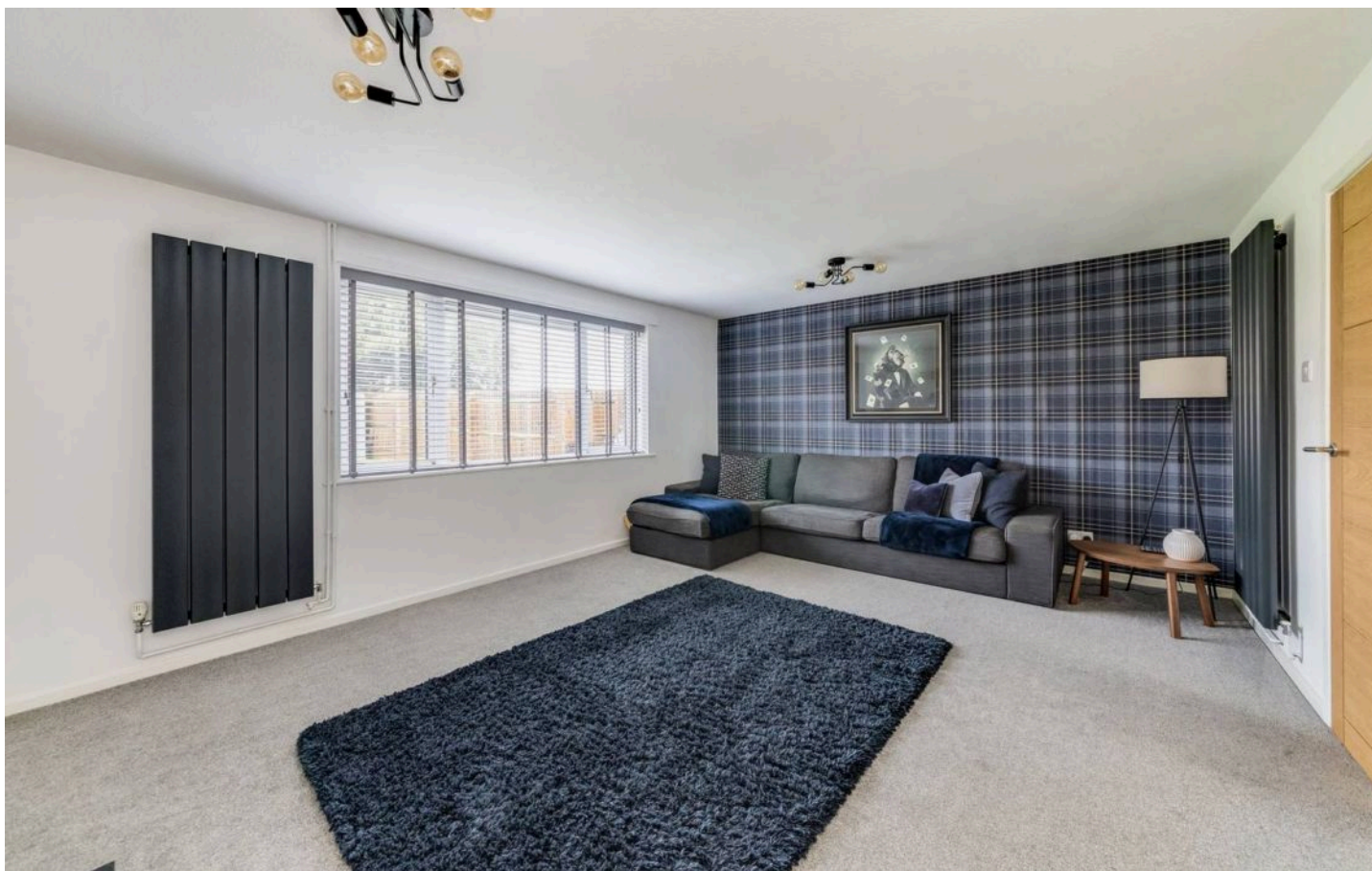
Bathrooms: 1

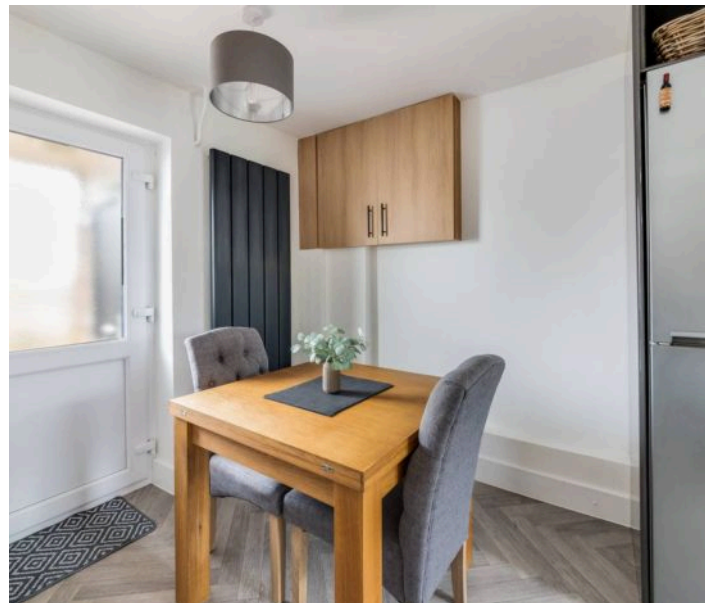
Reception Rooms: 1

Council Tax Band: C

Tenure: Freehold

EPC: D



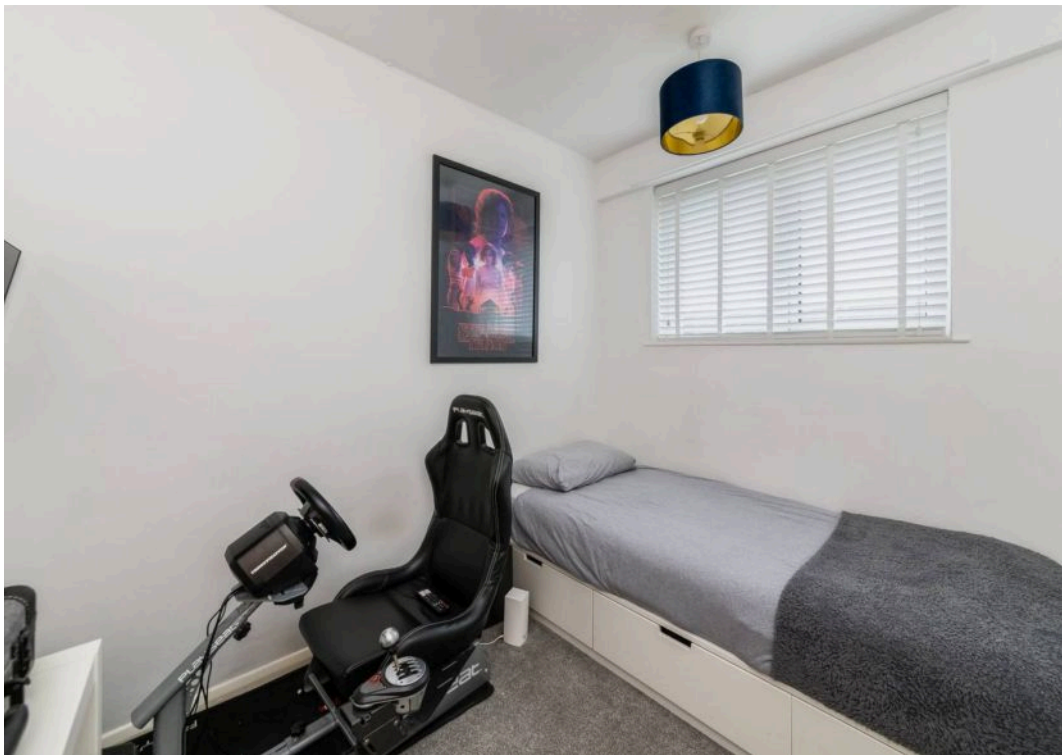
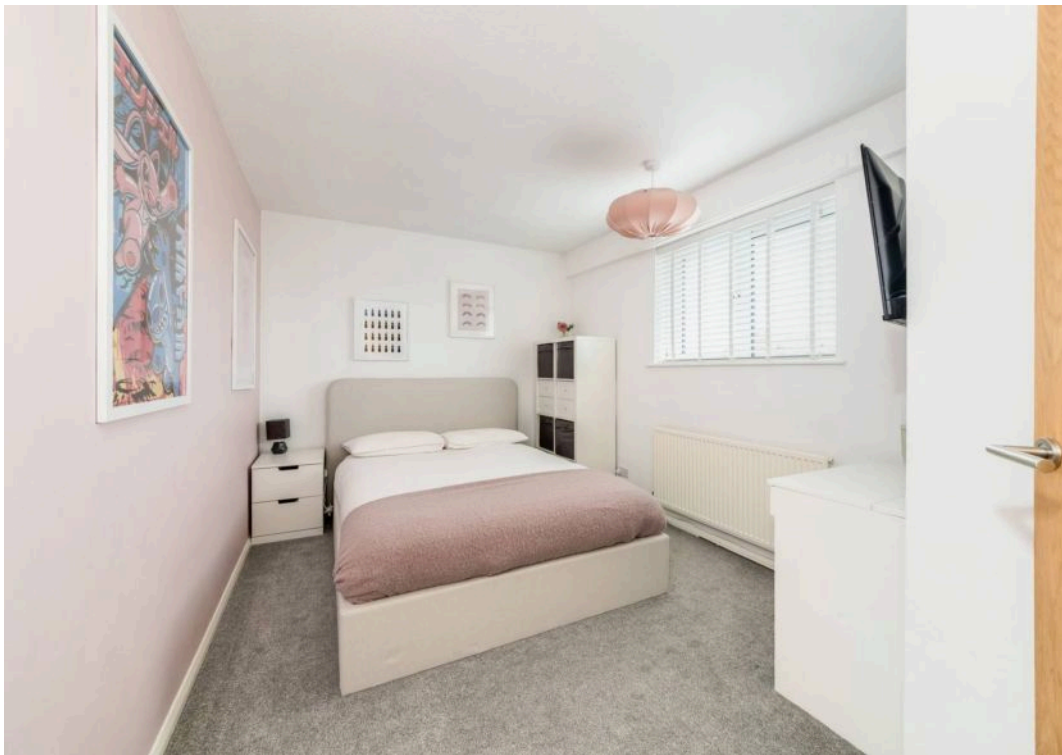


## Key Features

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- Welcoming and spacious entrance hall leading to delightful 17' living room overlooking the rear gardens
- Open plan kitchen and dining room with an excellent selection of floor and wall units with door to the rear garden
- Three very well proportioned bedrooms all benefiting from built-in wardrobe cupboards
- Superbly presented four piece family bathroom with walk-in shower and separate bath
- Fully enclosed West facing rear gardens with extensive patio and mature lawns
- Block paved driveway parking to the front of the property providing off street parking for several vehicles









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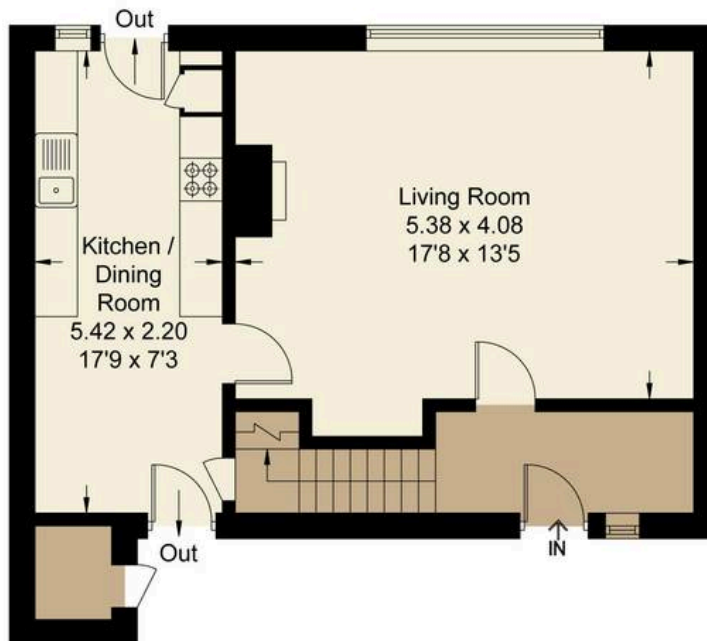
# Spey Road, OX13

Approximate Gross Internal Area = 84.90 sq m / 914 sq ft

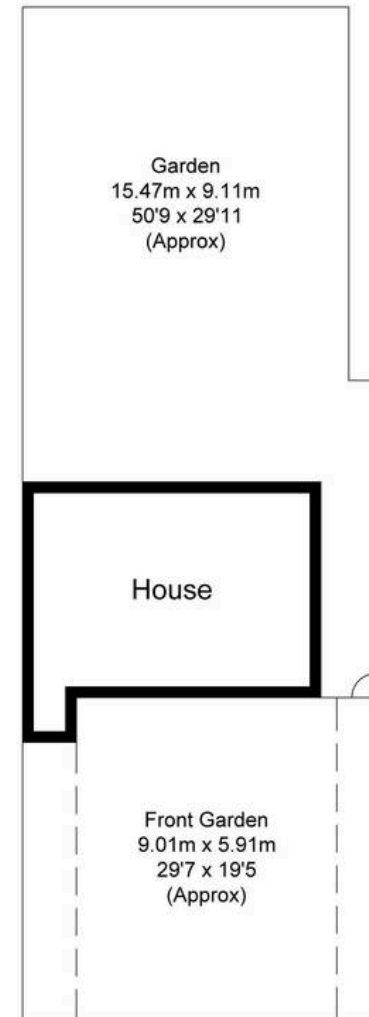
For identification only - Not to scale



**First Floor**



**Ground Floor**



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