

2 New Street, Abingdon, Oxfordshire, OX14 3PE

Offers over £340,000









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Tucked away on New Street in the charming town of Abingdon, this delightful terraced house offers a perfect blend of modern convenience and character. Spanning 689 square feet, the property has been fully refurbished to an exceptional standard, ensuring a comfortable and stylish living environment.

Upon entering, you will be greeted by a spacious reception room that showcases the beautifully restored original wooden floors, adding warmth and charm to the home. The property boasts two well-proportioned bedrooms, ideal for a small family or professionals seeking a peaceful retreat. The newly fitted bathroom and kitchen are both contemporary and functional.

One of the standout features of this home is the intact chimney, which presents the exciting potential for an open fire or log burner, subject to the necessary checks. The property has been re-wired and newly plumbed, including a modern boiler, ensuring peace of mind for the new owner.

Outside, the property benefits from a double driveway and a brick store, along with convenient pedestrian access to the rear garden. This outdoor space is perfect for enjoying the fresh air or entertaining guests.

Location is key, and this home does not disappoint. Just a two-minute walk will take you to the Waitrose supermarket, while a six-minute stroll will lead you to the town centre and the picturesque town gardens along the River Thames. For those commuting, central Oxford and Didcot are both a mere 6.5 miles away, with Didcot offering direct Paddington train links in just 37 minutes.

Description

Comprising entrance hall, living room, kitchen, utility, two bedrooms and bathroom. The replacement front door leads into a hallway where stairs lead to the first floor and a door lead into the living room. The living room retains its original chimney, cupboards next to the chimney and under stair. A door leads into the re-fitted kitchen, which overlooks and has access to the garden. Off the kitchen is a utility cupboard with newly installed gas combination boiler. On the first floor the landing and two bedrooms benefit from refurbished floor boards, bedroom one benefits from a feature fireplace and cupboard over the stairs. The re-fitted bathroom has a shower over the bath and a heated towel rail.

Outside there is driveway parking for two vehicles to the immediate front. The rear garden has a patio, lawn and footpath providing rear access and leading to a brick outbuilding, given the location of the outbuilding power could be connected to it.

Services: Mains drainage, gas, electricity and water.

NOTE: The property has had previous subsidence to the rear resulting in the kitchen floor being re-laid and the rear of the property being underpinned. Documents confirming these works are present and available where required.

Situation

Discover Abingdon-on-Thames, a historic market town in the heart of rural Oxfordshire. With ancient streets, scenic riverside walks, bustling markets, independent cafés, and lively annual festivals, it offers a perfect blend of heritage and modern charm.

Famous for its unique bun throwing tradition—a 250-year-old custom celebrating royal occasions—Abingdon is also home to Morris dancing, gourmet food, and peaceful picnic spots along the River Thames.

Believed to be the oldest town in England, Abingdon has a history stretching back to Neolithic times. Over the centuries, its abbey, bridge, and thriving markets helped shape its prosperity. Today, it remains a welcoming destination where rich history, beautiful surroundings, and traditional English culture come together.

Abingdon-on-Thames is easy to reach by road, rail and public transport. Located just off the A34, the town enjoys excellent links to Oxford, the M40, the M4 and the wider motorway network.

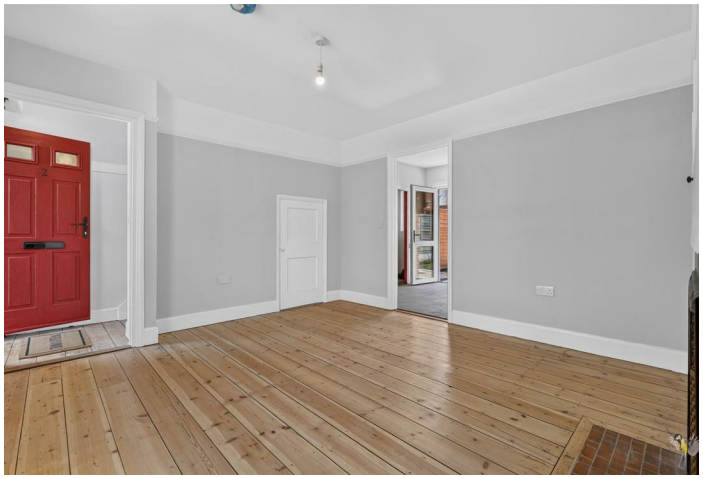
While Abingdon does not have its own railway station, nearby Oxford, Radley and Didcot Parkway provide frequent rail services, including direct connections to London and the South West. Regular bus services connect the town with Oxford and surrounding destinations, while Heathrow and Birmingham airports are both within easy reach.

Once you arrive, Abingdon is best explored on foot or by bike, with scenic riverside paths and attractive walking and cycling routes to enjoy.

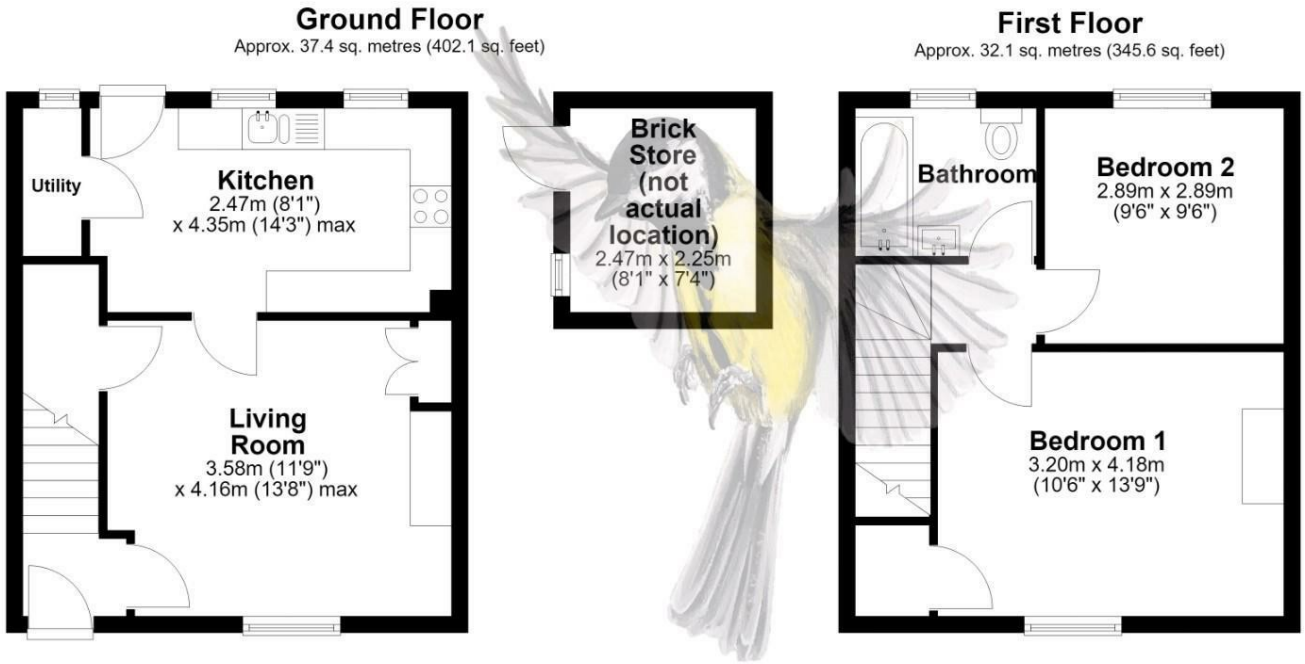
Abingdon-on-Thames offers an excellent choice of education, with a range of highly regarded primary, secondary, independent and further education providers. Families can choose from several state primary schools, three secondary schools with sixth forms, and renowned independent schools, including Abingdon School, St Helen & St Katharine. Post-16 students also benefit from the wide range of academic and vocational courses available at Abingdon & Witney College, making the town an attractive place to live, learn and grow.





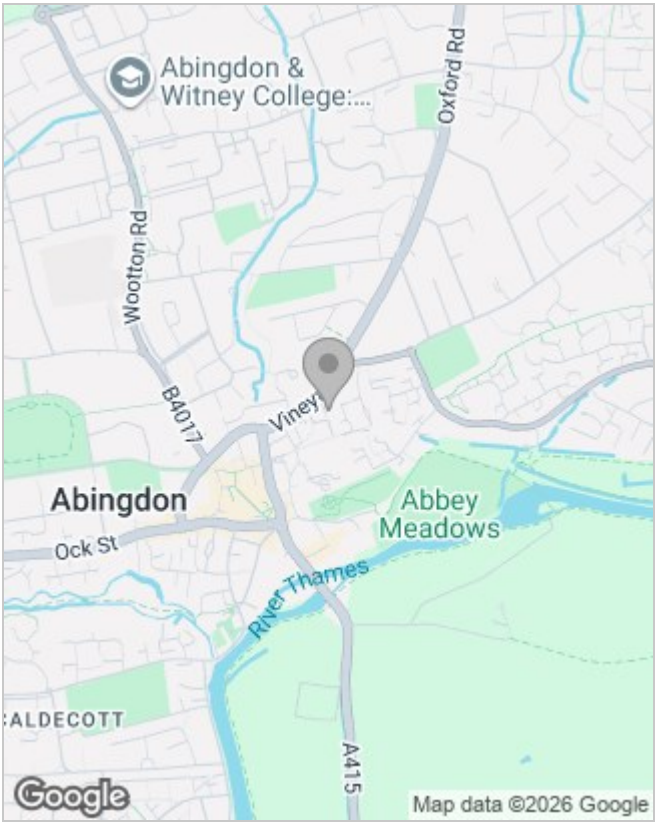


Floor Plans

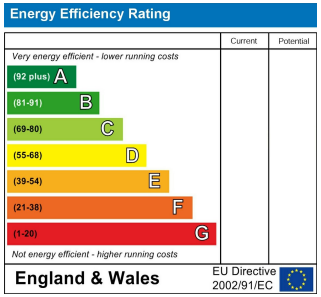


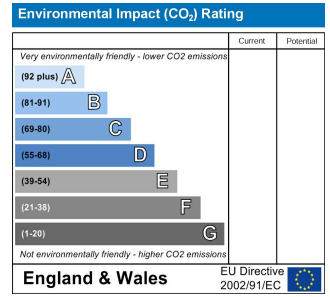
Total area: approx. 69.5 sq. metres (747.7 sq. feet)

Area Map



Energy Performance Graph





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