



Oliver  
James



# St Helens Court, Abingdon, OX14 5BS

**£320,000**

## Description

Pleasantly and conveniently situated, tucked away in a quiet setting in the shadow of St Helens Church Spire. overlooking a small green with lovely central feature Walnut tree. The property offers light and airy accommodation with three bedrooms, two reception rooms and a separate kitchen complimented by double glazing and gas central heating to radiators.

The bedrooms benefit from built-in storage and the property has potential to open the kitchen into the dining room to form a large space across the rear of the property.

The property has been much improved by the current owner including a new felt and tiled roof, replacement consumer unit and flooring.

The west facing rear garden is easy to maintain and has a rear pedestrian access and the front garden offers another seating area with lovely aspect. The property also has the added feature of a garage in a nearby block. The property is a short walk from Abingdon's bustling town centre and scenic River Thames.





### Location

The property is situated just off West St Helen Street, fronting an open green in the town centre, a short walk to the shops, river Thames and Abbey Meadows play park and bus stops. The market and riverside town of Abingdon is situated c.6 miles from the city of Oxford and within the town there are excellent shopping and leisure facilities.

Numerous well regarded state and private schools are close by, plus Frilford Heath and Drayton golf courses. Within easy reach is Didcot Station (c.8 miles) where London (Paddington) is reachable in 35 minutes. Excellent and frequent bus routes to Oxford throughout the day and evening.

### Agent Notes

The property is Freehold.

Mains drainage, gas, electricity and water are connected.

Council Tax is band C with Vale White Horse DC and the EPC Rating is D.

The property has not flooded in the last 5 years.





# St. Helens Court, OX14

Approximate Gross Internal Area = 78.20 sq m / 842 sq ft  
Garage = 12.50 sq m / 134 sq ft  
Total = 90.70 sq m / 976 sq ft  
For identification only - Not to scale

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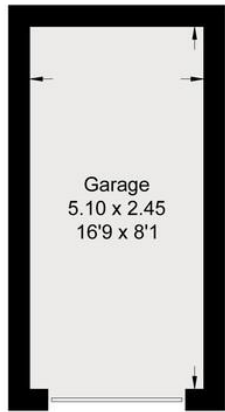
For further information, please contact:

### Abingdon Office

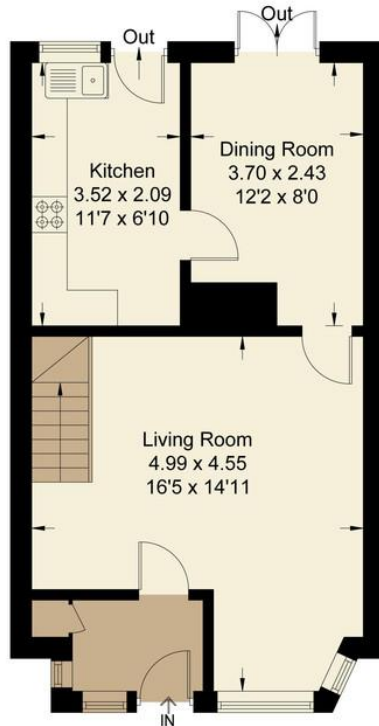
[www.oliverjamesproperty.com](http://www.oliverjamesproperty.com)

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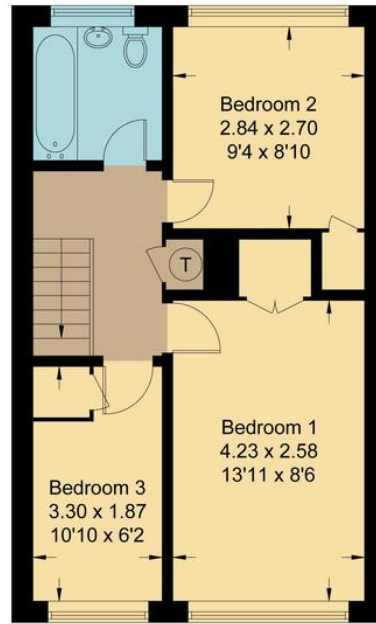
T: 01235 555007



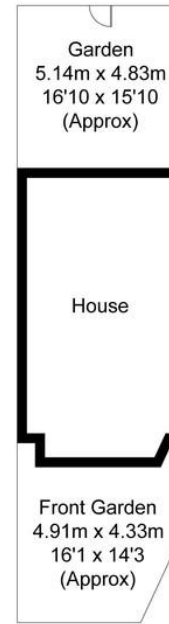
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.  
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