



Oliver
James



Vintner Road, Abingdon, OX14 3PF

£460,000

Description

Conveniently located town house, a short walk from The Abbey Meadows, Waitrose supermarket, Town centre and Oxford bus stops.

A well appointed family home with three double bedrooms a low maintenance garden and two allocated parking spaces.

Accommodation over three floors with a large open plan ground floor reception room with breakfast bar between this room and the kitchen plus a separate hallway, cloakroom and useful storage cupboards making up the ground floor.

On the first floor there are two bedrooms and a re-designed bespoke bathroom with both bath and separate shower. Stairs lead up to the top floor with the principal bedroom, shower room and dressing room which can be used as a home office/study if required.

Central heating is gas to radiators and the property is double glazed.





Location

The property is situated just off the town centre, a short walk to Waitrose, the town centre shops and the river Thames and the Oxford bus stops in the Vineyard.

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.

Directions

The property is Freehold.

Mains drainage, gas, electricity and water are connected.

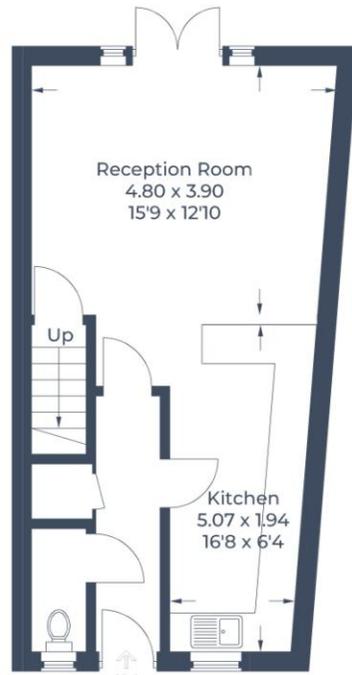
Council Tax is band C with Vale White Horse DC and the EPC Rating is C.

Estate Management Charge £500 p/a.

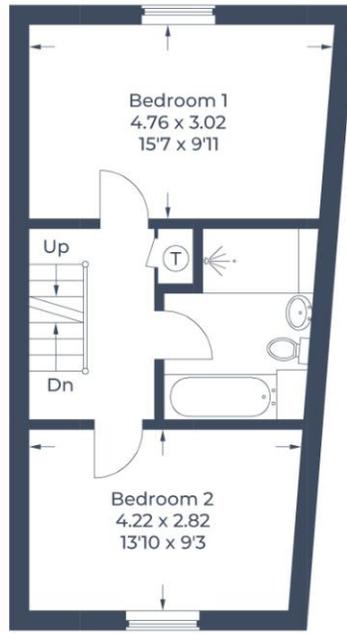
The property has not flooded in the last 5 years.



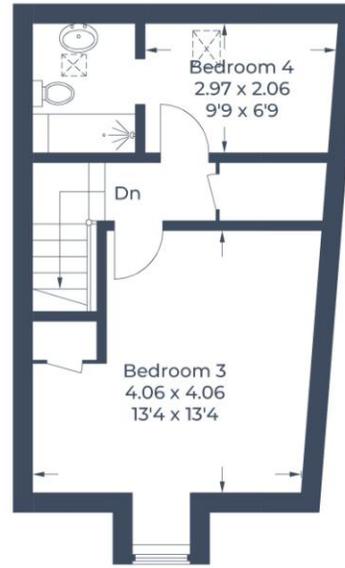
Approximate Gross Internal Area
Ground Floor = 40.1 sq m / 432 sq ft
First Floor = 39.7 sq m / 427 sq ft
Second Floor = 33.1 sq m / 356 sq ft
Total = 112.9 sq m / 1,215 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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