



14 Nuneham Square, Abingdon OX14 1EH

14 Nuneham Square

Large four bedroom semi-detached family home, requiring modernisation, well situated within this highly sought after location close to the thriving town centre, sold with no ongoing chain.

Nuneham Square is a highly sought after non-estate location comprising only spacious family homes with good size gardens surrounding an attractive open green providing a wonderful setting and is situated a short walk from the thriving market town of Abingdon and within the catchment area of the highly regarded St Nicholas primary school, John Mason secondary school and is within close proximity to Abingdon Boys private school and St Helens & St Katherine's private school. There is a quick route onto the A34 leading to many important destinations north and south including Oxford city (circa. 6 miles).

Bedrooms: 4

Bathrooms: 1

Reception Rooms: 2

Council Tax Band: E

Tenure: Freehold

EPC: D





Key Features

- Large and most welcoming entrance hall with cloakroom off and doors to all principle rooms
- Double aspect living room spanning the full depth of the property with feature fireplace and doors to the conservatory as well as double doors opening into the dining room
- Fitted kitchen to the rear aspect with ample storage
- Off the kitchen is a highly versatile side passage with storage, storeroom and access to the single garage- potential to convert into boot/utility room
- Light and airy first floor landing leading to four good size bedrooms complemented by family bathroom
- Double glazed windows, mains gas radiator central heating and the property is sold with no ongoing chain
- Front garden providing hard standing parking facility leading to garage
- The large east facing rear gardens are of particular note offering excellent degrees of privacy with summer house, mature planting and large expanse of lawn









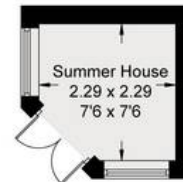
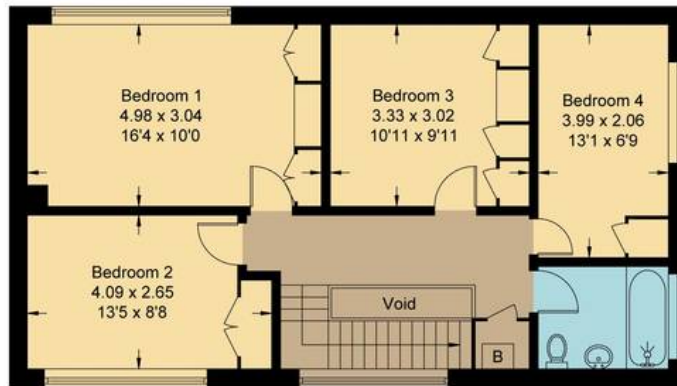
BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN ABINGDON

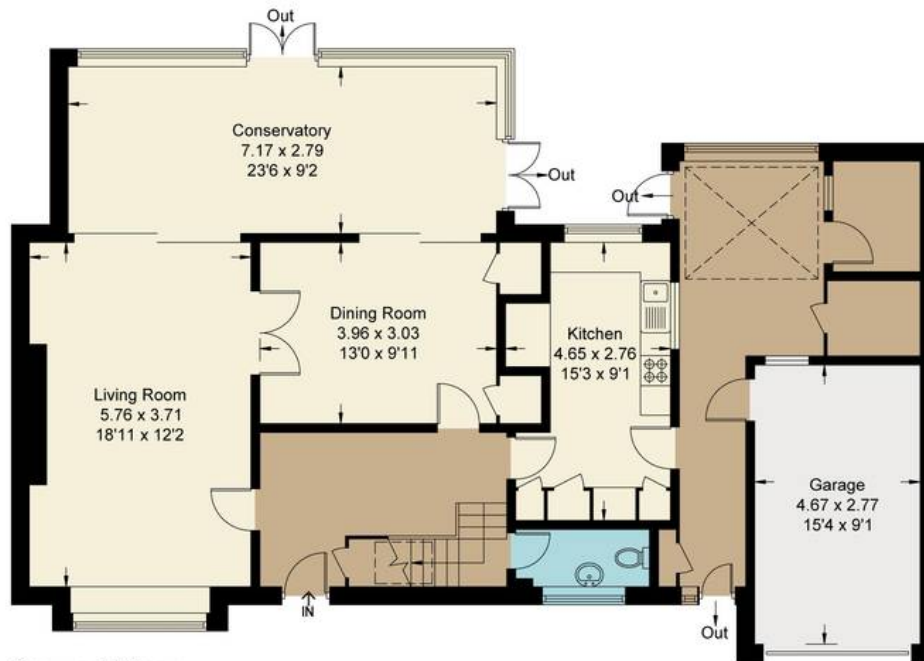


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(Not Shown In Actual
Location / Orientation)

First Floor



Ground Floor

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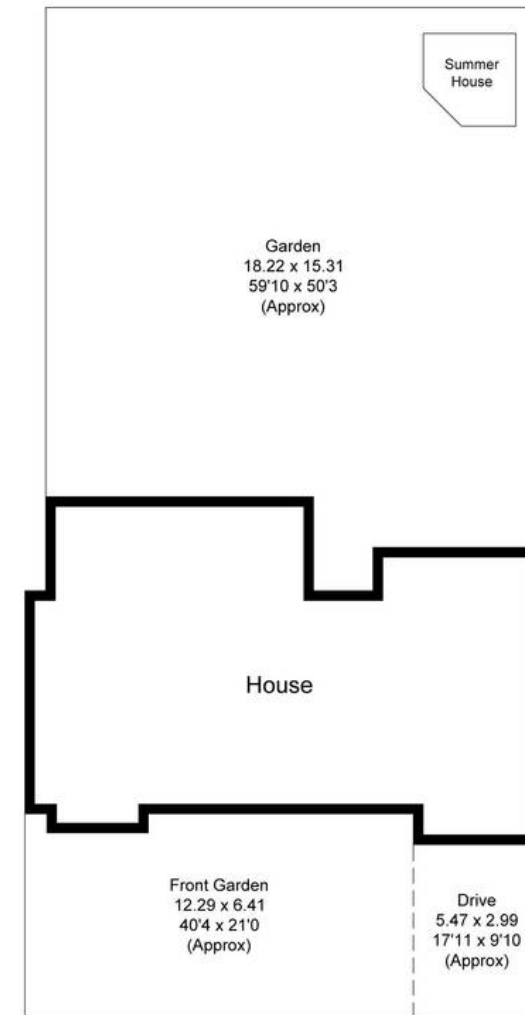
Approximate Gross Internal Area = 164.0 sq m / 1765 sq ft

Garage = 12.9 sq m / 139 sq ft

Summer House = 4.7 sq m / 51 sq ft

Total = 181.6 sq m / 1955 sq ft

For identification only - Not to scale



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