



25 Parsons Mead, Abingdon, OX14 1LS

Guide Price £295,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well-presented two-bedroom terraced home, ideally situated in the sought-after North Abingdon area, offering off-road driveway parking and a newly landscaped, private rear garden.

To the front of the property is ample driveway parking. Inside, a welcoming entrance hall leads to a spacious and light-filled living room. To the rear, the well-appointed kitchen offers ample storage and enjoys direct access to the recently landscaped garden, featuring both a patio and lawn area, perfect for outdoor dining and family enjoyment. The garden also benefits from convenient side access.

Upstairs, there are two well-proportioned bedrooms, with the principal bedroom featuring built-in storage. A modern family bathroom completes the first floor.

Mains water, mains electrics & mains drains. Gas is to the property, but no gas central heating. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with O2, Vodafone, EE & Three. The property has two allocated parking spaces. The government portal generally highlights this as a very low risk address for flooding. Details of any covenants or easements are available on request from the estate agent.





Key Features

- Ample off road parking
- Newly landscaped garden
- No onward chain
- Well-presented two bedroom property
- Popular North Abingdon location
- Walking distance to public transport with direct links into Oxford
- Local amenities close by

The Location

Parsons Mead is situated in the popular North Abingdon area, conveniently placed for a range of local amenities including shops, schools, and regular bus services. Abingdon town centre is within easy reach, offering a wider selection of independent shops, cafés, restaurants, and leisure facilities.

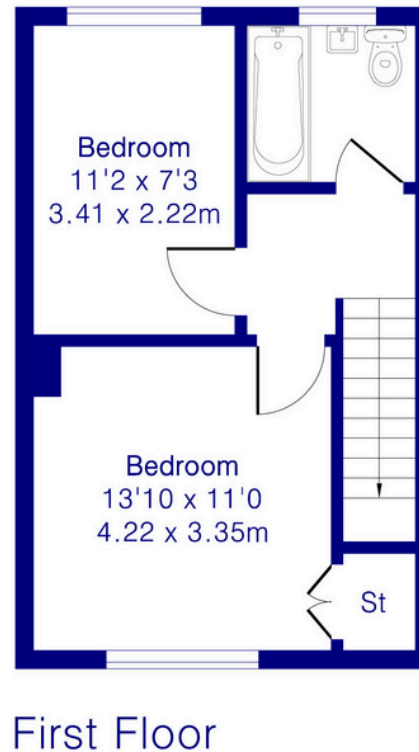
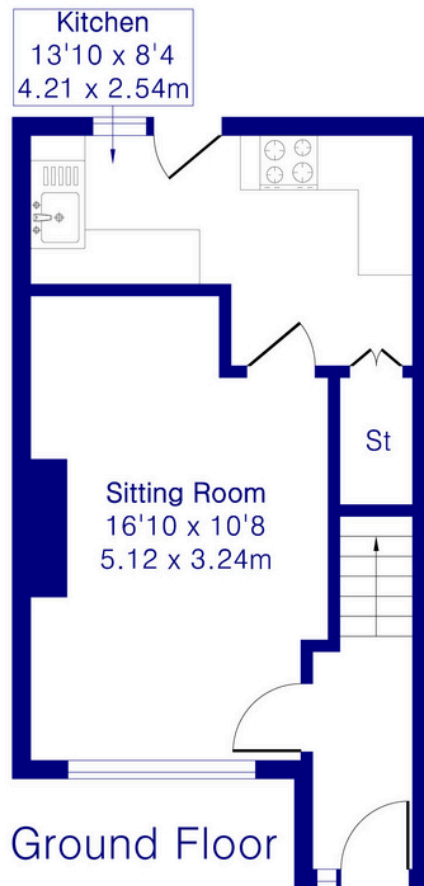
The property is well positioned for commuters, with the nearby A34 providing access to Oxford, Didcot, Newbury, and the M40. Didcot Parkway railway station is also within easy driving distance, offering direct services to London Paddington.



Approximate Gross Internal Area 638 sq ft - 59 sq m

Ground Floor Area 326 sq ft – 30 sq m

First Floor Area 312 sq ft – 29 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Abingdon Office

51 Stert Street, Abingdon
Oxfordshire, OX14 3JF

T 01235 538000

E abingdon@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

