



76B Gainsborough Green, Abingdon, OX14 5JN

Guide Price £365,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

The property welcomes you with a bright and contemporary feel throughout. To the front of the home, the kitchen/dining room creates a fantastic social space, thoughtfully designed with integrated appliances, stylish cabinetry and ample worktop space. The dining area comfortably accommodates a table and chairs, making it ideal for both everyday living and entertaining. To the rear, the living room provides a cosy yet light-filled space, with patio doors opening directly onto the private garden, allowing indoor and outdoor living to flow effortlessly during the warmer months. Completing the ground floor is a convenient downstairs W/C, along with useful under-stairs storage.

Upstairs, the property offers two well-proportioned double bedrooms, both tastefully decorated. A modern family bathroom serves the first floor, while additional storage on the landing and loft space provides practical solutions for everyday living.

Outside, the screened rear garden offers a pleasant mix of lawn and patio areas. To the front, the property benefits from a generous driveway providing ample off-road parking.



Material Information to note:

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Double driveway.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Right of Ways/Easements: None known.



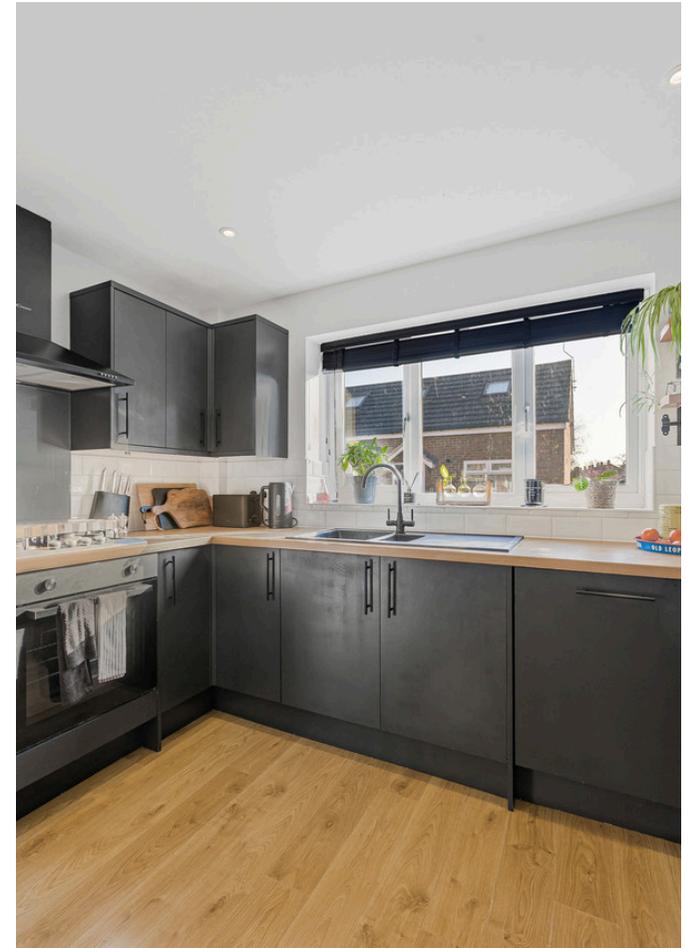
Key Features

- Detached Two Bedroom House
- Private Garden with Side Access
- Ample Off-Road Parking
- Modern Kitchen with Built-in Appliances
- Downstairs W/C
- Two Double Bedrooms
- Light and Airy Throughout
- Ample Storage Facilities
- EPC Rating: C
- Council Tax: C

The Location

Gainsborough Green is a well-regarded residential area located on the edge of Abingdon town centre, offering a peaceful neighbourhood setting while remaining within walking distance of local shops, schools, and everyday amenities.

Abingdon itself is one of the oldest market towns in England, known for its historic charm, riverside walks and vibrant community. The property enjoys close proximity to the River Thames, perfect for scenic walks, cycling routes and outdoor leisure.



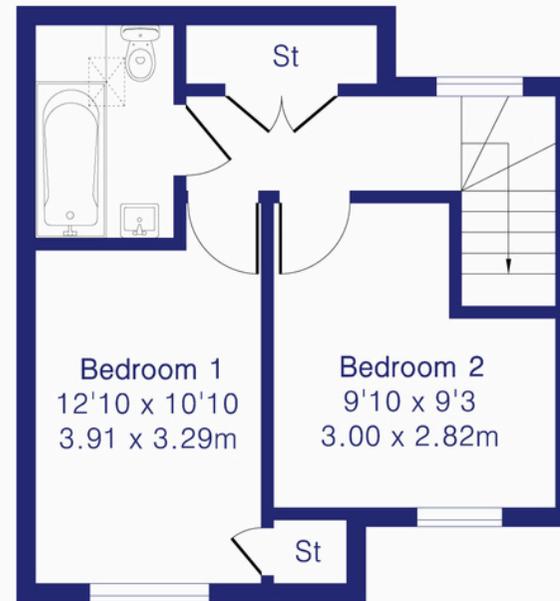
Approximate Gross Internal Area 726 sq ft - 67 sq m

Ground Floor Area 409 sq ft – 38 sq m

First Floor Area 317 sq ft – 29 sq m



Ground Floor



First Floor

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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.

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