



5 Spring Road, Abingdon, OX14 1AH

Guide Price £300,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

This charming Victorian home is ideally situated near the picturesque Albert Park and the bustling town centre. Retaining many original features, it offers a beautifully presented front sitting room with a working feature fireplace. The recently refurbished modern kitchen is well-equipped with a stylish range of floor and wall units.

Upstairs, the spacious main bedroom includes a built-in fitted wardrobe, while the second bedroom is complemented by a Jack-and-Jill bathroom. A large roof space, currently half-boarded for storage, offers excellent potential for conversion. The property also benefits from double-glazed windows with acoustic glass at the front, mains gas radiator central heating with a combination boiler, and an attractive, larger-than-average part-walled rear garden.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Unrestricted on-street parking nearby.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Low.
- Building Safety / Planning Issues: If built or renovated pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.



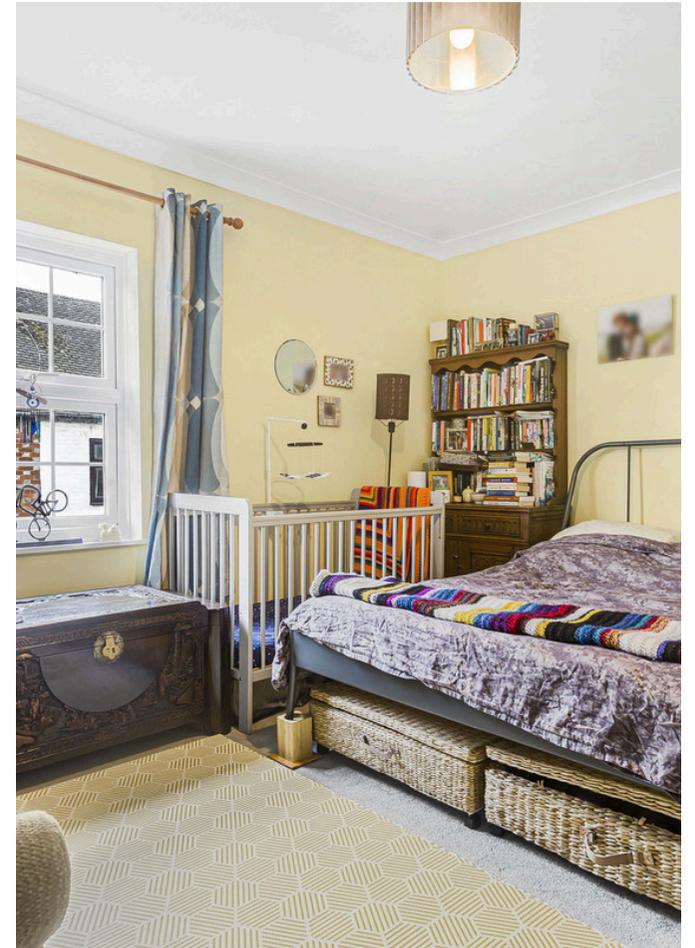


Key Features

- Victorian Charm – Original features & working fireplace.
- Prime Location – Near Albert Park & town centre.
- Modern Kitchen – Recently refurbished & well-equipped.
- Spacious Bedrooms – Main with wardrobe, Jack-and-Jill bathroom.
- Conversion Potential – Large, half-boarded roof space.
- Comfort & Efficiency – Acoustic glass & gas central heating.
- Generous Garden – Larger-than-average & part-walled.
- Council Tax C - EPC Rating D

The Location

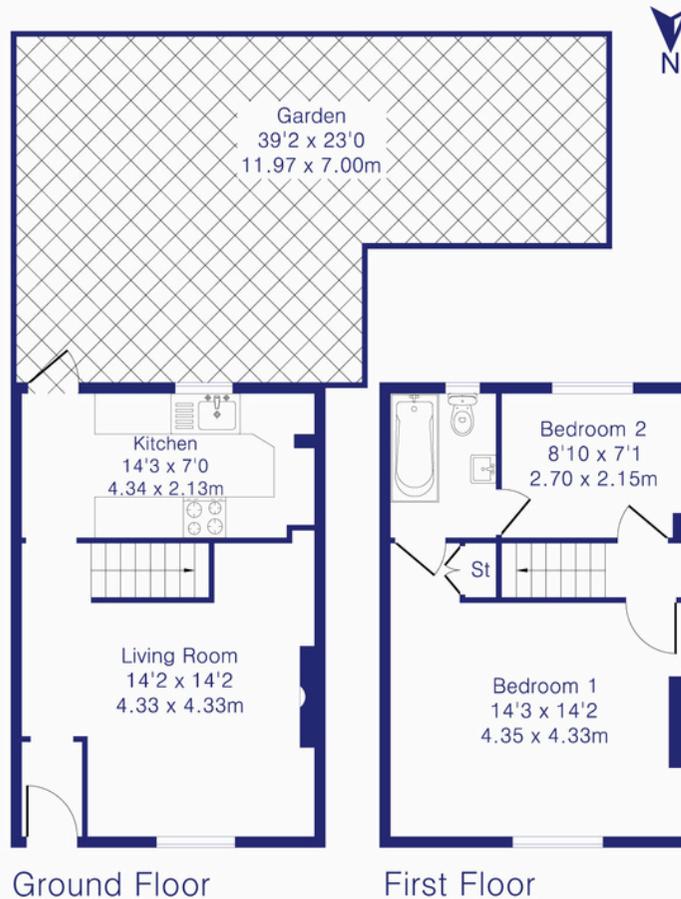
Situated near the picturesque Albert Park, this home is just a short walk from the vibrant town centre, offering shops, cafes, and restaurants. Excellent transport links provide easy access to Oxford and beyond, while well-regarded schools are within close reach, making this a perfect location for families and commuters alike.



Approximate Gross Internal Area 612 sq ft - 56 sq m

Ground Floor Area 306 sq ft – 28 sq m

First Floor Area 306 sq ft – 28 sq m



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