



**93 Preston Road, Abingdon**

Guide Price **£245,000**

Waymark

## 93 Preston Road

Abingdon, Abingdon

A sizeable two bedroom terrace house overlooking an open green area situated in a cul-de-sac with rear vehicular access.

The entrance hall is of good size with stairs rising to the first floor, to the front of the house is the light and airy sitting room with double doors opening into the dining room. The adjoining kitchen has access to the rear garden. On the first floor there is a really good sized master bedroom to the front with a further double to the rear together with a wet-room. The house has double glazed windows.

Outside, the property features a lawned front garden, whilst the rear garden is low-maintenance rear garden with gated access to a carport and brick built shed.

Offered to the market with no onward chain, and although in need of modernisation and cosmetic improvement, this home presents an attractive opportunity for buyers looking to personalise and add their own stamp. Situated at the end of a pleasant close and with its convenient location in the heart of Abingdon, you'll have easy access to local amenities, schools, and transportation links, making it a practical choice for families and professionals alike.



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Material Information - The property is freehold, connected to mains water, electricity and drainage. The property has an unconnected gas boiler which will need to be reconnected and we understand that a new meter will also need to be installed.

Chances of flooding - very low according to gov.uk.  
Conservation area - no. Mobile signal - good.  
Broadband - Ultrafast available with Gigaclear according to Ofcom.

Please note: the property is sold as seen and there are restrictive covenants on this property, please speak to the agent for further information.

- Larger Style 2 Bedroom House
- Sitting Room and Dining Room
- Double Bedrooms
- Double Glazed Windows
- Rear Garden with Vehicular Access
- Chain Free Sale





## 93 Preston Road

Abingdon, Abingdon

The market town of Abingdon offers a wide variety of high street shopping facilities, independent retailers as well as supermarkets Waitrose and Tesco together with bars, restaurants and cafes within a thriving community. Furthermore the town has highly regarded private schools; St Helen & St Katharine, Abingdon School, The Manor Preparatory and Our Lady's Abingdon.

Council Tax band: C

Tenure: Freehold

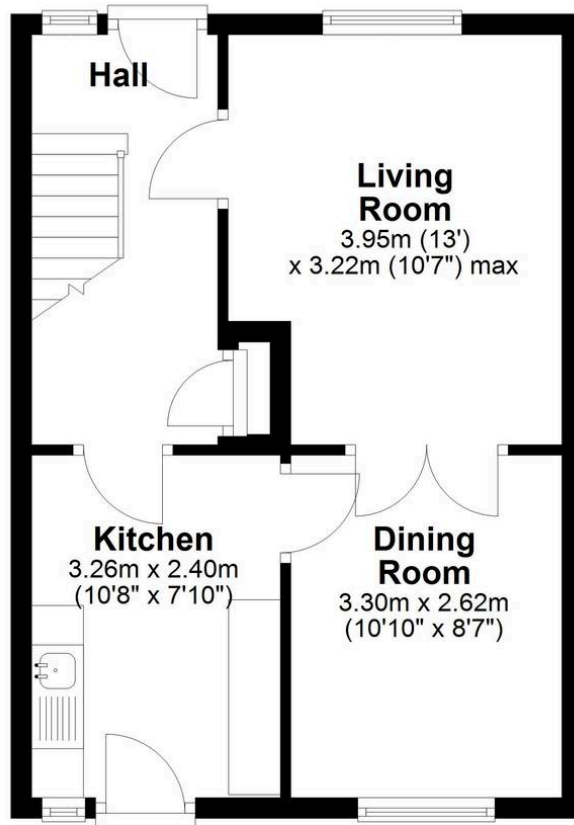
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



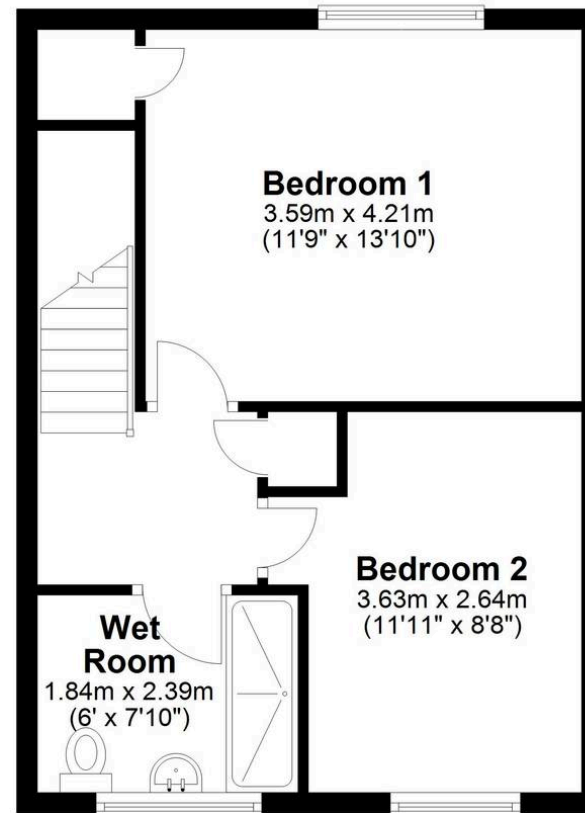
## Ground Floor

Approx. 36.6 sq. metres (393.9 sq. feet)



## First Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



Total area: approx. 74.8 sq. metres (805.1 sq. feet)

## Waymark Wantage

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