



12 Preston Road, Abingdon OX14 5LB



12 Preston Road

Located within a stone's throw of the River Thames and a short walk to Abingdon town centre, a spacious three- bedroom mid terrace family home benefiting from a good sized garden, single garage store and gated side access.

Preston Road is a very popular location offering easy pedestrian access to many nearby amenities including good schooling and delightful Thameside walks leading to the thriving Abingdon town centre. There is easy access onto the A34 leading to many important destinations both north and south including Oxford city (circa 6 miles) and Didcot (circa 8 miles) with its mainline railway station to London Paddington.

Bedrooms: 3

Bathrooms: 1

Reception Rooms: 1

Council Tax band: C

Tenure: Freehold

EPC: E





Key Features

- Entrance hall with stairs rising to the first floor and under stairs storage
- Fitted kitchen to the front aspect with ample room for dining and door out to the side passage
- Generous 19', light living room with window and double doors opening out onto the gardens
- To the first floor are three well proportioned bedrooms two of which being good size double bedrooms all three serviced by the family bathroom
- Gas central heating and uPVC double glazed windows
- Mature front and rear gardens, the rear garden benefiting from gated rear access and a prefabricated single garage approached from the rear





Preston Road, OX14

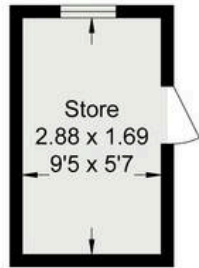
Approximate Gross Internal Area = 79.0 sq m / 850 sq ft

Garage = 17.40 sq m / 187 sq ft

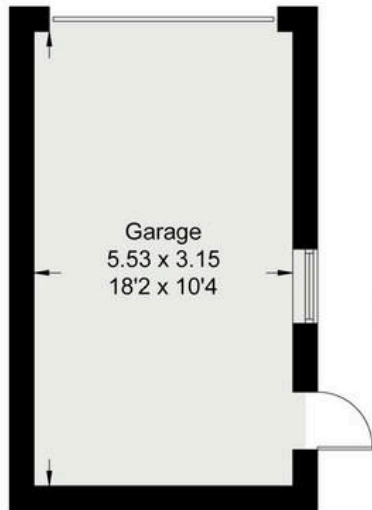
Store = 4.90 sq m / 53 sq ft

Total = 101.30 sq m / 1090 sq ft

For identification only - Not to scale



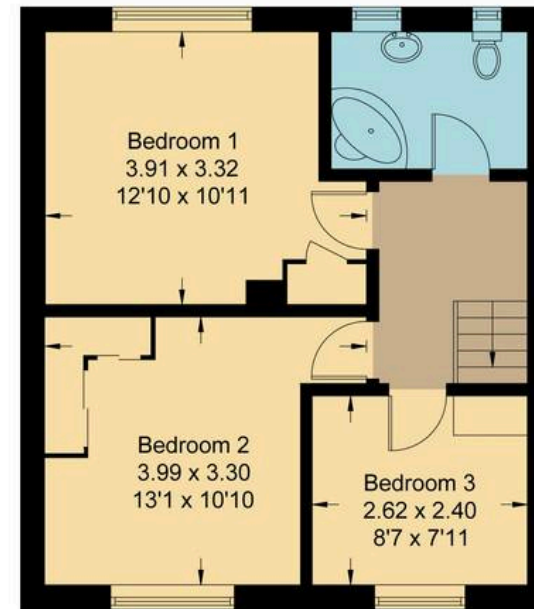
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

