



John Morris Road, Abingdon OX14 5HN
Oxfordshire, £250,000

Waymark

John Morris Road, Abingdon OX14 5HN

Oxfordshire

Freehold

No onward chain | Large rear garden | Over looking playing fields to the rear | Modernisation project | Walking distance to the town centre and the River Thames | 3 Bedrooms

Description

An exciting opportunity to purchase this 3 bedroom terraced property requiring modernisation, located in an established residential location in Abingdon.

The property provides on the ground floor; an entrance hall, generous sized sitting room, kitchen, rear lobby and a wet room. Stairs from the hall lead to the first floor where there is a dual aspect double bedroom and two further bedrooms, together with a WC.

Externally to the front of the property is a garden area which could potentially be adapted to create off-street parking. A pathway leads to a shared walk-way with the neighbouring property, giving access to the enclosed rear garden, which is of a generous size.

The property is freehold and requires a degree of modernisation, but we understand it is connected to mains water, electricity, gas and sewerage and is centrally heated by a gas fired boiler.

Location

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.

Viewing Information

Viewings by appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: B



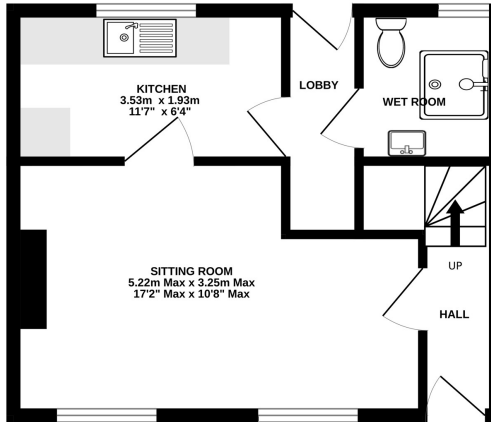
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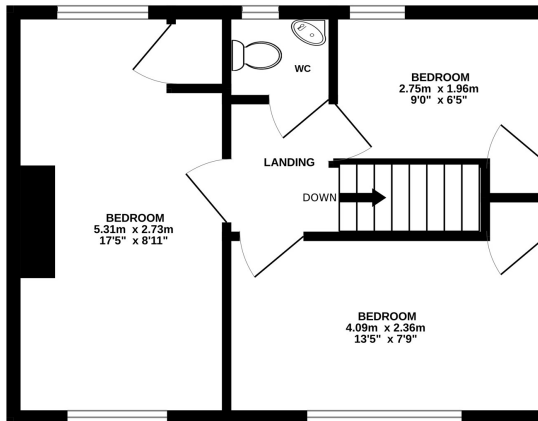
E: wantage@waymarkproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

GROUND FLOOR
33.7 sq.m. (363 sq.ft.) approx.



1ST FLOOR
36.9 sq.m. (397 sq.ft.) approx.



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TOTAL FLOOR AREA : 70.6 sq.m. (760 sq.ft.) approx.

Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.
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