



48 Geoffrey Barbour Road, Abingdon OX14 2ES
Oxfordshire, Offers in Excess of £265,000

Waymark

Geoffrey Barbour Road, Abingdon OX14 2ES

Oxfordshire

Freehold

Spacious Two Bedroom Semi-Detached Home | In Need of Modernisation & Cosmetic Attention | Living Room With Double Doors Onto Garden | Generous Kitchen/Breakfast Room | Two Good Size Bedrooms With Storage | Enclosed Generous Rear Garden | Front Garden & Driveway Parking | No Onward Chain

Description

Offered for sale with no onward chain is this generous two bedroom semi-detached home situated in the popular location of Abingdon. The property is in need of cosmetic attention and modernisation throughout, however offers a great opportunity for first time buyers to get on the property ladder.

The property comprises an entrance hall, cloakroom, sitting room, kitchen with storage and 'French' doors onto the garden. Additionally there is a lean to, however this requires immediate attention. Stairs lead to the first floor where there are two generous sized double bedrooms both with built-in storage and a wet room.

Externally the property benefits from an enclosed good size rear garden which is mainly laid to lawn. There is a front garden and driveway providing off road parking.

The property is freehold and we believe is connected to mains water, electricity, sewerage and gas. The property 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

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	86
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



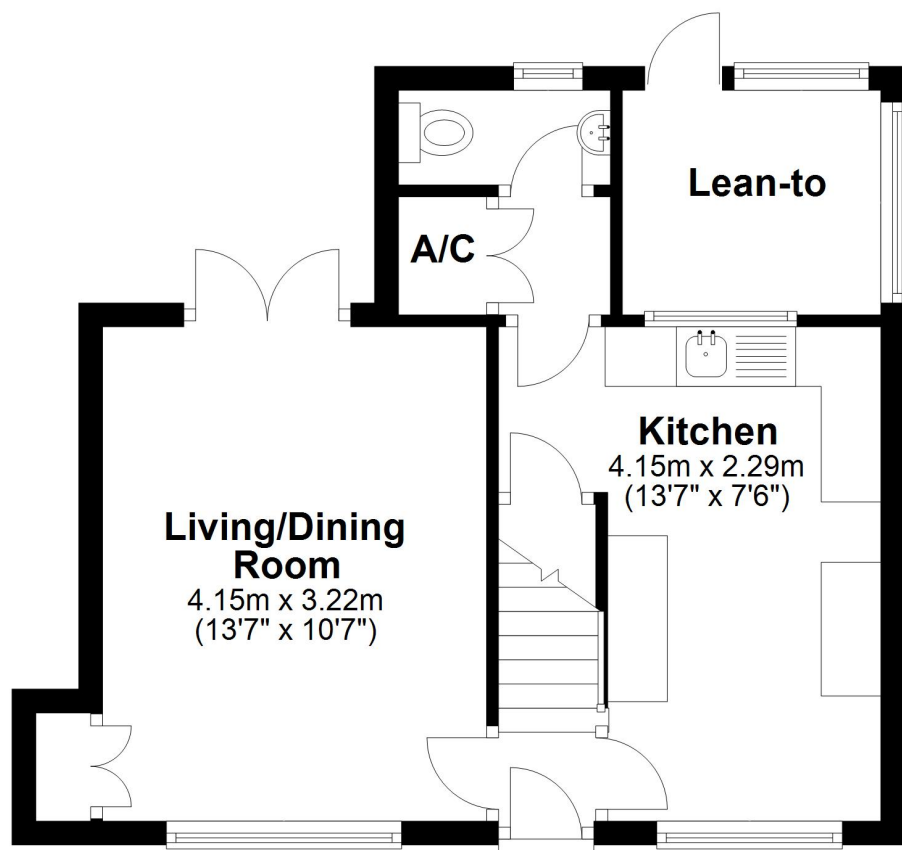
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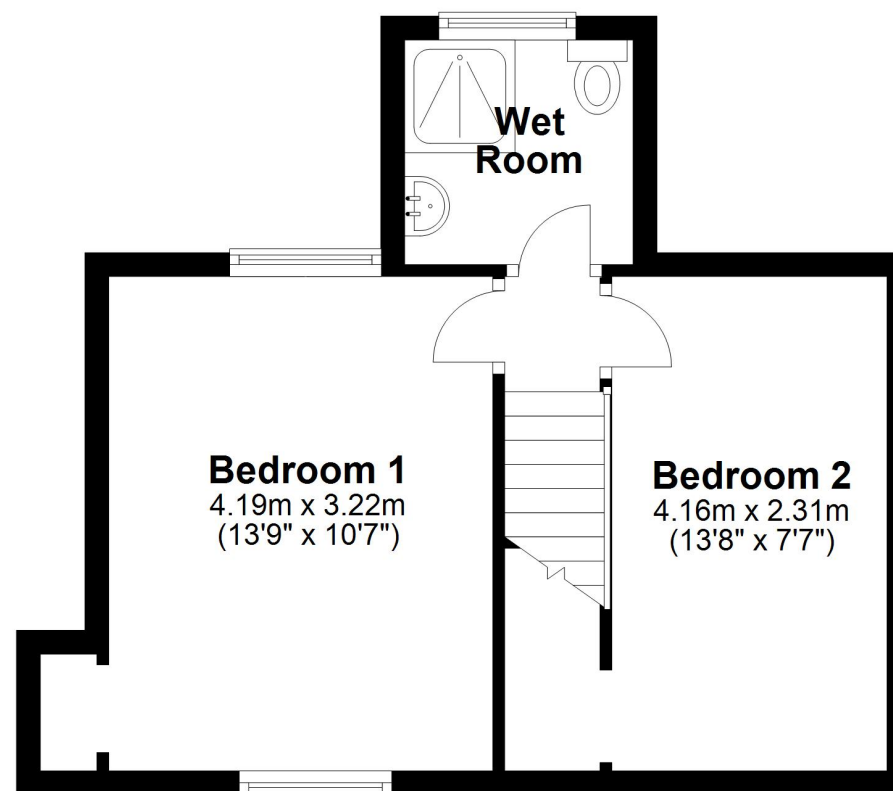
Ground Floor

Approx. 35.6 sq. metres (383.5 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.2 sq. feet)



Total area: approx. 67.2 sq. metres (723.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

