



16 St Marys Green, Abingdon, Oxfordshire OX14 1HJ  
Oxfordshire, £250,000



# St Marys Green, Abingdon OX14 1HJ

Oxfordshire

Freehold

No onward chain | Good sized rear garden | Internal modernisation required | 2-3 bedrooms | Established residential location | Newly replaced roof

## Description

The property provides on the ground floor; an entrance hall, sitting room, kitchen fitted with floor and wall mounted units and a useful walk-in cupboard. Stairs from the hall lead to the first floor where there are 3 bedrooms, two of which are inter-connecting. A family bathroom completes the first floor.

Externally, the property overlooks a communal green area to the front and there is ample on-street parking. A shared walk way with the adjoining property leads to the gated and private rear garden which is of a generous size. The garden is laid mainly to lawn with a small paved area. There is a useful brickbuilt out building to the rear of the property.

The property is freehold and is available with no onward chain. The property requires a degree of modernisation internally but does benefit from gas fired central heating, mains water, electricity and drainage. The roof has recently been replaced.

## 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: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		88
B	(81-91)		
C	(69-80)		
D	(55-68)	71	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

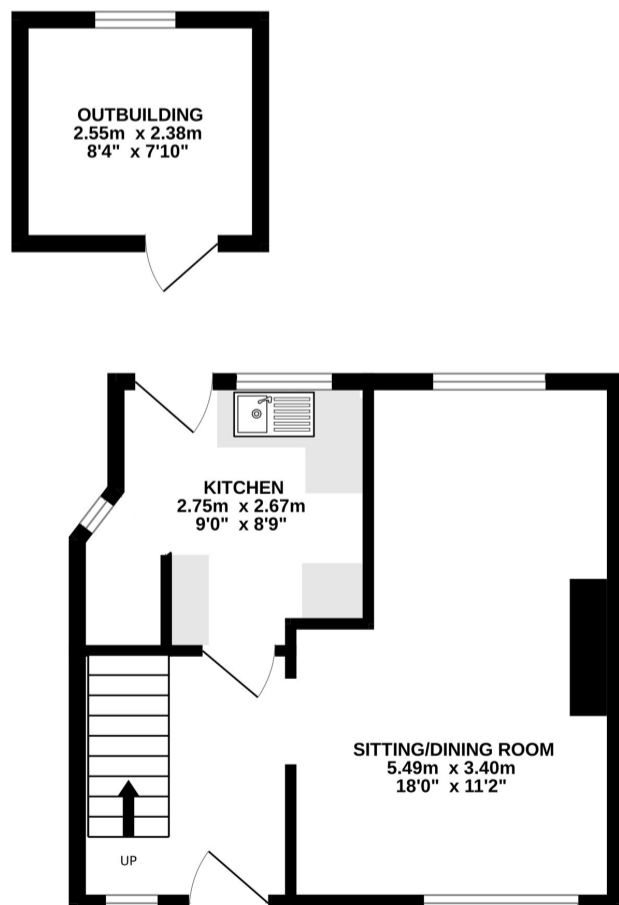


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**GROUND FLOOR**  
29.9 sq.m. (322 sq.ft.) approx.



**1ST FLOOR**  
33.6 sq.m. (361 sq.ft.) approx.



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TOTAL FLOOR AREA : 63.5 sq.m. (683 sq.ft.) approx.

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