



THOMAS
MERRIFIELD

SALES LETTINGS

55 Bath Street
Abingdon, Oxon, OX14 1EA

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A handsome grade II listed period property, conveniently located within a short walk of the town centre, with an abundance of character, beautiful and private rear gardens and three double bedrooms.

- Two reception rooms
- Three double bedrooms
- En-suite shower to master bedroom
- Ground floor and first floor WC
- Mature rear garden

The historic Thameside market town of Abingdon provides comprehensive shopping and recreational facilities in addition to an emerging café/restaurant society. Quick and easy access onto the nearby A34 connects northbound to Oxford and the M40, southbound to the M4. For commuters, Didcot Parkway (9 miles) connects to London Paddington in approx. 45 minutes.

£375,000
FREEHOLD





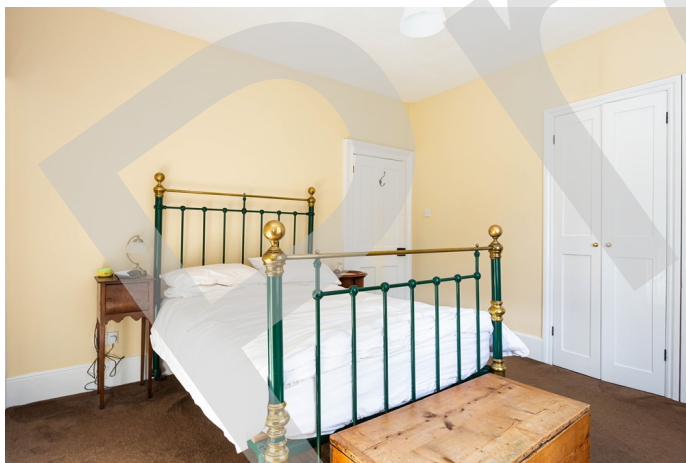
THE PROPERTY

A beautiful period home, well proportioned with period features and in excellent order throughout. With accommodation comprising of a spacious entrance hall with original tiled floor, the living room has a feature open fireplace, the spacious re-fitted kitchen/dining room overlooks the rear garden, the family bathroom with Mira shower over the bath completes the ground floor accommodation. To the first floor are two double bedrooms, the master with built in wardrobe and a concealed en-suite Mira shower. A separate WC completes the first floor. Bedroom three can be found on the second floor, as well as generous eaves storage.

Externally the house benefits from a mature and wonderfully private garden, mainly laid to lawn, with mature trees and shrubs, a patio area and brick built storage shed.

Directions

From our offices, proceed onto the High Street, turn right at the traffic lights onto Stratton Way, turn left into Bath Street where the property can be found on the right hand side.



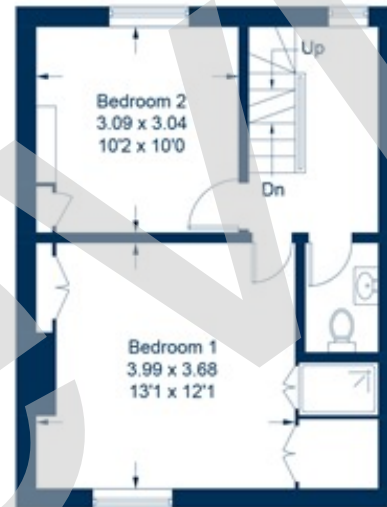
Approximate Gross Internal Area
 Ground Floor = 49.8 sq m / 536 sq ft
 First Floor = 35.8 sq m / 385 sq ft
 Second Floor (Excluding Eaves) = 20.1 sq m / 216 sq ft
 Sheds = 5.4 sq m / 58 sq ft
 Total = 111.1 sq m / 1,195 sq ft



Ground Floor



(Not Shown In Actual
 Location / Orientation)



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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51 STERT STREET, ABINGDON,
 OXFORDSHIRE, OX14 3JF

t. 01235 538000

e. abingdon@thomasmerrifield.co.uk

w. thomasmerrifield.co.uk

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