



**New Street**  
Abingdon

**Carter Jonas**

## 2 NEW STREET ABINGDON OX14 3PE

Period property with many retained features  
Town centre location  
3 bedrooms  
NO ONWARD CHAIN

### DESCRIPTION

A three bedroom mid terraced house thought to date back to late Victorian times, located just off the Vineyard and within a short walk of Abingdon's historic town centre.

The accommodation offers scope for improvement and general updating although there is quite a large amount of original character including sash windows, picture rails, fireplaces and floorboards. There are gardens to both front and rear. Sold with no onward chain.

### LOCATION

Abingdon is just 6 miles south of the city of Oxford with regular bus links from just across the road on the Vineyard. There are a range of high street shopping facilities as well as a Waitrose and Tesco supermarket.

Abingdon has two sport and leisure centres, while Milton & Harwell business parks are also just a short drive away.

There are a range of local schools in Abingdon as well as the European School in nearby Culham. The A34 road network provides convenient access to both M4 and M40 motorways.

## A THREE BEDROOM PERIOD HOUSE IN NEED OF UPDATING LOCATED JUST OFF ABINGDON TOWN CENTRE



## ADDITIONAL INFORMATION

**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

**Directions:** OX14 3PE

Tenure: Freehold  
Council Tax Band C  
EPC Rating G  
All mains services connected

According to Ofcom, Ultrafast broadband is available and mobile coverage is likely outdoor but limited indoor. Currently no parking but potential to create subject to consents (May also qualify for residents parking scheme).

Under S21 of the Estate Agents act 1979, we are obliged to inform that a partner at Carter Jonas is connected with the vendor of this property.



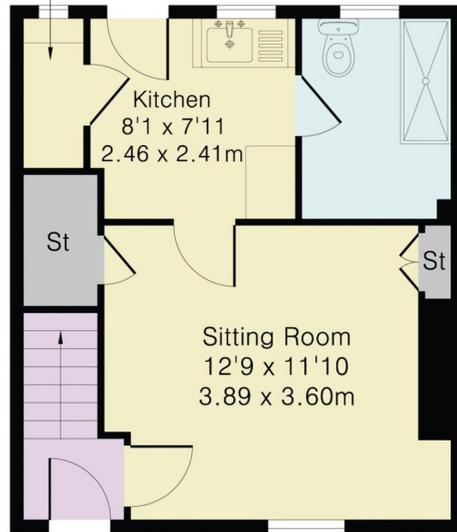
# Approximate Gross Internal Area 684 sq ft - 64 sq m

Ground Floor Area 342 sq ft – 32 sq m

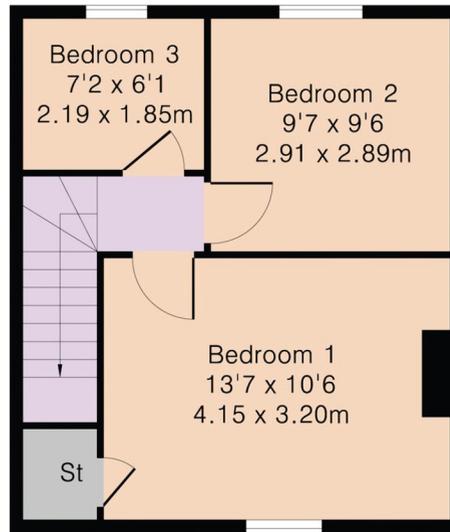
First Floor Area 342 sq ft – 32 sq m



Utility  
6'0 x 3'0  
1.83 x 0.91m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Carter Jonas



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	15	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Offices throughout the UK



### IMPORTANT INFORMATION

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