



15 THAMES STREET ABINGDON OX14 3HZ

Two double bedrooms plus loft conversion
Located on no-through road in town centre
Period features throughout
Long garden with home office

DESCRIPTION

A lovely extended Victorian terrace on a quiet road in the heart of Abingdon, overlooking the Abbey stream and just a stone's throw from walks along the Thames and town centre amenities.

There are two double bedrooms as well as a loft conversion, ideal for a home office. A large open living/dining room with wood burning stove is at the heart of the property, with the modern kitchen leading to a formal dining room extension, again with wood burner. There is a pretty rear garden including sunken patio and a home office with light and power.

The property still retains much of its Victorian character with sash windows and stripped wooden floors.

LOCATION

Abingdon on Thames is an historic market town offering a broad range of shopping, recreational facilities, and schooling with the well reputed local schools within a short distance of the property. There are also many lovely walks around the town including walks along the river Thames.

Abingdon is just 8 miles to the south of the University City of Oxford and with quick and easy access onto the nearby A34 connecting northbound to the M40 and southbound to the M4. Didcot Parkway is within 8 miles and connects to London Paddington in approximately 45 minutes.

Thames Street is located just off the town centre adjacent to the Mill stream and close to the Abbey Grounds.

A PRETTY VICTORIAN TERRACED HOUSE OVERLOOKING THE ABBEY STREAM IN THE CENTRE OF ABINGDON. DOUBLE ASPECT SITTING ROOM, TWO DOUBLE BEDROOMS AND A LOFT CONVERSION. END OF CHAIN



Tenure: Freehold
All mains services connected
Gas central heating
Council tax band D
Located in the Conservation area
Property is subject to an Article 4 Direction to preserve its appearance.
Broadband and mobile speeds can be checked at Ofcom.

ADDITIONAL INFORMATION

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

Directions: OX14 3HZ

what3words:///risen.chair.giant



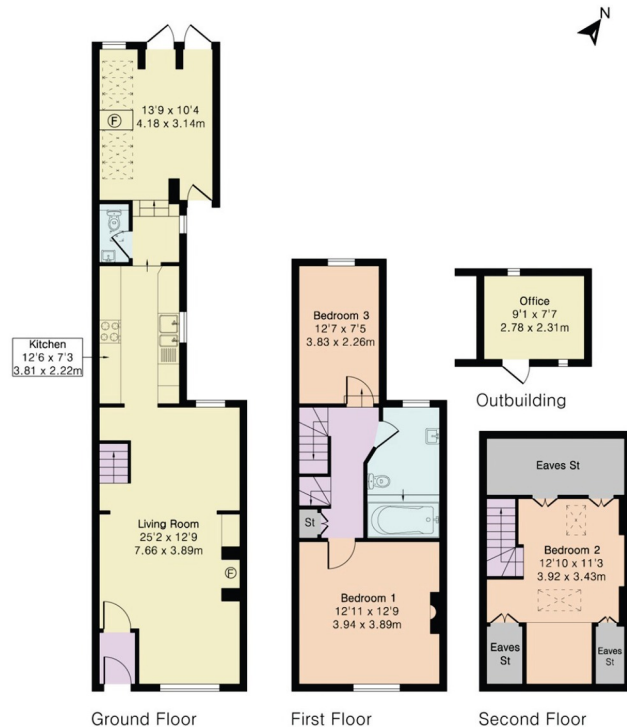
**Approximate Gross Internal Area 1293 sq ft - 120 sq m
(Excluding Outbuilding & Including Eaves)**

Ground Floor Area 599 sq ft – 56 sq m

First Floor Area 414 sq ft – 38 sq m

Second Floor Area 280 sq ft – 26 sq m

Outbuilding Area 69 sq ft – 6 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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81-91	B		
69-80	C		
55-68	D	67 D	72 C
39-54	E		
21-38	F		
1-20	G		

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