



# 418 ABINGDON ROAD

OXFORD OX1 4XG

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Oxford OX1 4XG

A very well presented three-bedroom family home benefitting from recently refurbished kitchen and bathroom. The ground floor comprising of a spacious reception room, kitchen, conservatory and bathroom.

On the first floor, there are two double bedrooms and a single bedroom/office.

To the front of the property there is driveway parking for 2 cars, with side access through to the rear.

The garden is mostly laid to lawn with a patio area. There is an outbuilding in the garden making a great storage and home-gym spot.



3



2



1



Approx. 36.2 ft

## GUIDE PRICE

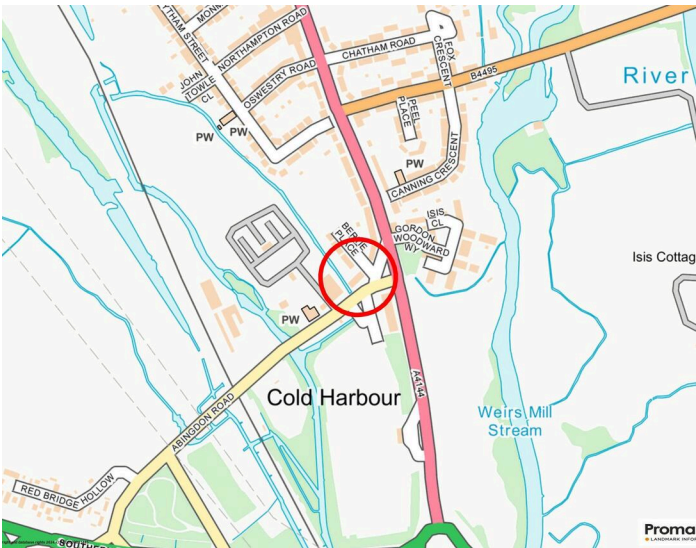
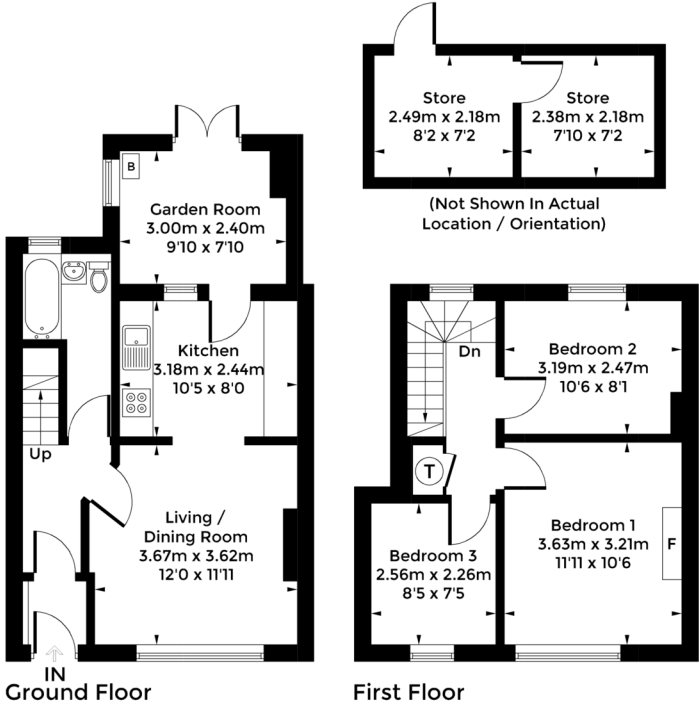
**£385,000**







Approximate Gross Internal Area = 72.8 sq m / 784 sq ft  
Stores = 11.1 sq m / 119 sq ft  
Total = 83.9 sq m / 903 sq ft



**Council Tax:**  
Band B - £1986.73

**Parking:**  
Off-street parking for 2 cars

**Local Authority:**  
Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



# LOCATION COMMENT

*This property is located at the bottom of the Abingdon Road, to the south of the city centre. It is situated a couple of minutes' walk from a bus stop giving access to everything Oxford City centre has to offer, train station, Oxford University, Said Business School, theatre, various pubs and restaurants, and Oxford's Westgate shopping centre. There are a range of local amenities also within walking distance.*

*The area is very popular with families due to the excellent primary school and New Hinksey Park with its outdoor heated pool.*





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