

# 286 ABINGDON ROAD

SOUTH OXFORD OX1 4TE

# 286 Abingdon Road

South Oxford OX1 4TE

Available with no onward chain a three-bedroom semi-detached home in New Hinksey.

This property is a great opportunity for an investor or family. The home is in good order throughout and provides ample living space on the ground floor. There is an entrance hall, two reception rooms and a kitchen. To the rear is a lovely garden mostly lawned.

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

There is potential for off street parking to the front.

## GUIDE PRICE

O.I.E.O. £450,000

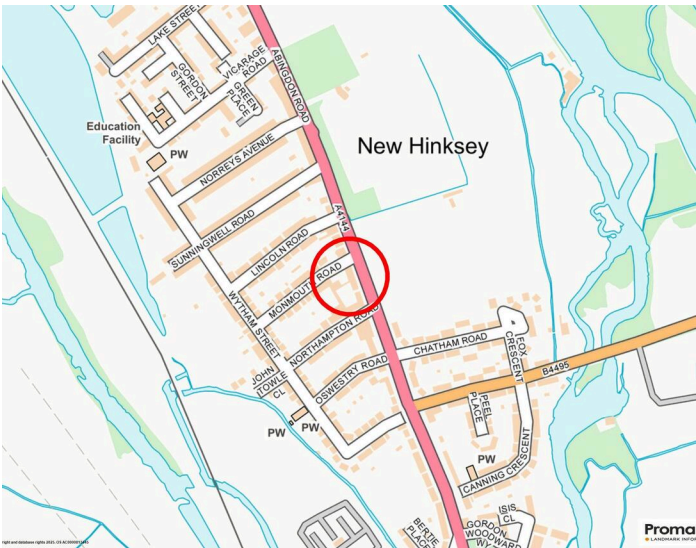
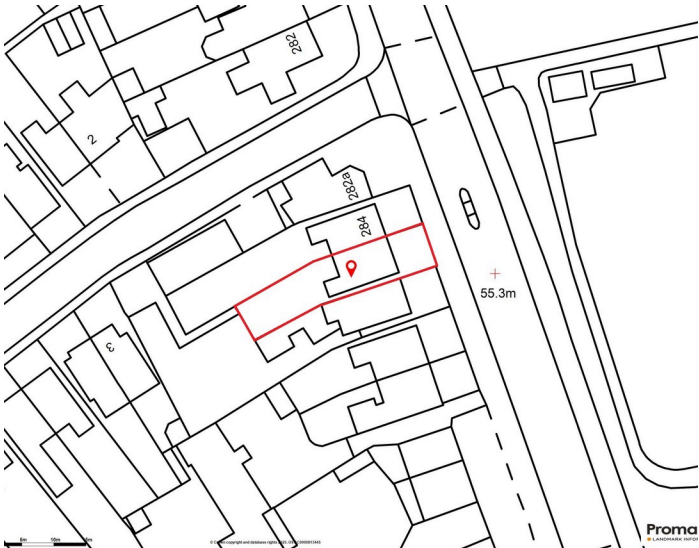
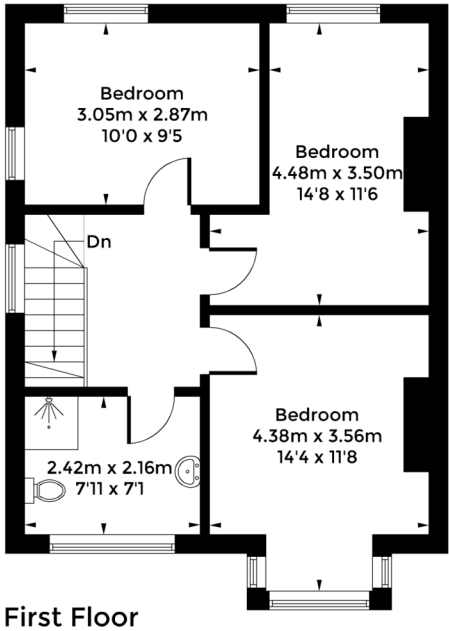
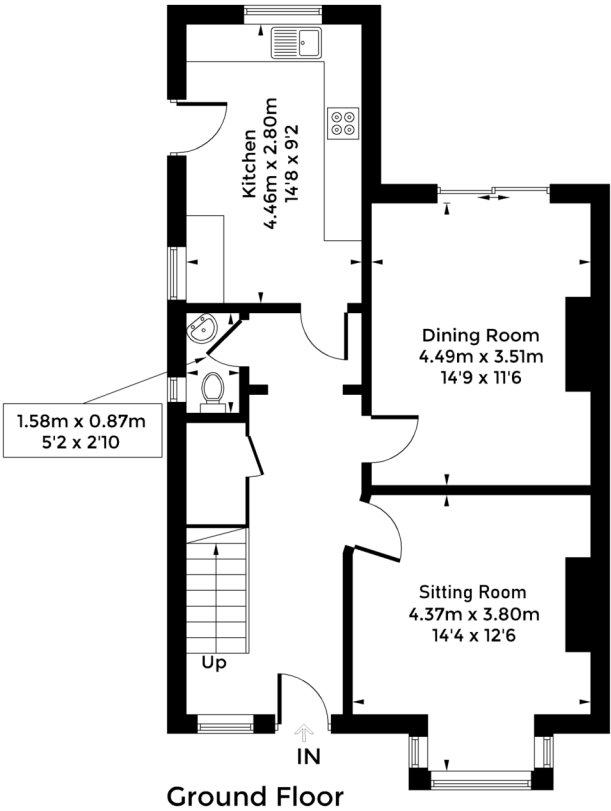


55.7ft from side return





Approximate Cross Internal Area  
Ground Floor = 62.6 sq m / 674 sq ft  
First Floor = 54.1 sq m / 582 sq ft  
Total = 116.7 sq m / 1256 sq ft



**Council Tax:**  
Band D - £2554.37

**Parking:**  
Potential for parking subject to consents

**Local Authority:**  
Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	60	
(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 on the Abingdon Road, opposite the allotments, 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.*



## OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon  
est.1947



**Every office** has access to  
**every buyer** registered across  
our network of seven offices.

Sharing a single database of  
buyers ensures maximum  
exposure for our clients.

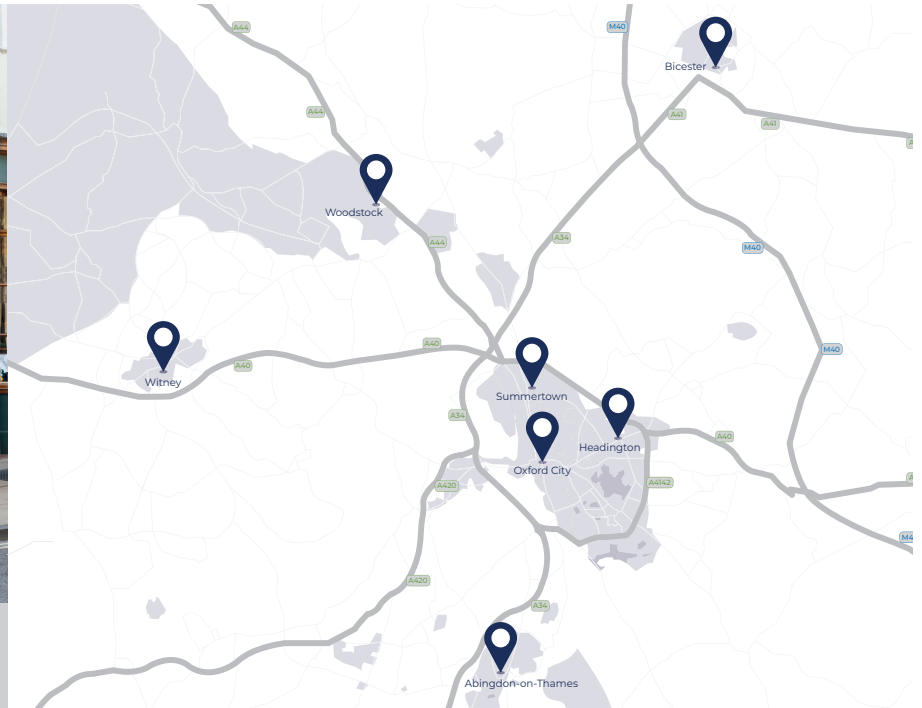
### Oxford City Centre

118 High Street  
Oxford  
OX1 4BX

t: 01865 244 735  
e: post@breckon.co.uk



FROM LEFT:  
Millie Carless, George Houlbrooke,  
Eoin Kehoe



### Summertown

t: 01865 310 300 (sales)  
t: 01865 20 1111 (letting)  
e: summertown@breckon.co.uk

### Headington

t: 01865 750 200 (sales)  
t: 01865 763 999 (letting)  
e: headington@breckon.co.uk

### Abingdon-on-Thames

t: 01235 550 550 (sales)  
t: 01235 554 040 (letting)  
e: abingdon@breckon.co.uk

### Witney

t: 01993 776 775 (sales)  
t: 01993 899972 (letting)  
e: witney@breckon.co.uk

### Woodstock

t: 01993 811 881 (sales)  
t: 01993 810 100 (letting)  
e: woodstock@breckon.co.uk

### Bicester

t: 01869 24 24 23 (sales & letting)  
e: bicester@breckon.co.uk

### New Homes

t: 01865 261 222  
e: newhomes@breckon.co.uk

### Land Team

t: 01865 558 999  
e: land@breckon.co.uk

### Letting and Property Management

t: 01865 20 1111  
e: lettings@breckon.co.uk

### Creative Department

t: 01865 310 300  
e: creative@breckon.co.uk

### Bespoke by Breckon

t: 01865 765 555  
e: bespoke@breckon.co.uk



IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.