

77 ABINGDON ROAD

GRANDPONT, OXFORD OX1 4PR

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A spacious two-bedroom duplex apartment with two double bedrooms and a large walled communal garden. Located just a few minutes' walk from Oxford City Centre, this Victorian conversion is well presented throughout and has stunning views over the college recreation grounds and river.

The property has its own entrance on the ground floor that leads up to the accommodation arranged over the first and second floors of the building.

On the first floor there is a kitchen/ diner with views to the rear, a family bathroom and a spacious sitting room with wood burning stove.

On the second floor there are two double bedrooms.

To the rear of the property is a generous walled garden which, along with the cellar, is shared with the apartment below. Both properties were converted from a large town house over fifty years ago, and benefit from the original high ceilings, and large sash windows. The property is eligible for parking permits for the nearby streets.



2



1



1



Shared garden - min

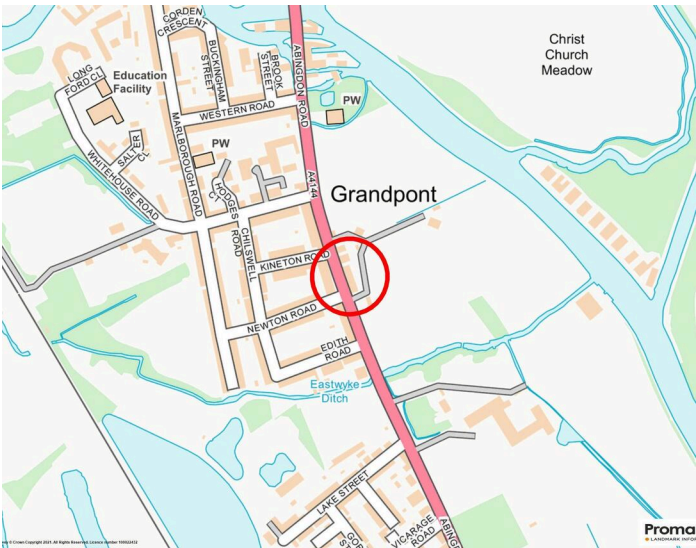
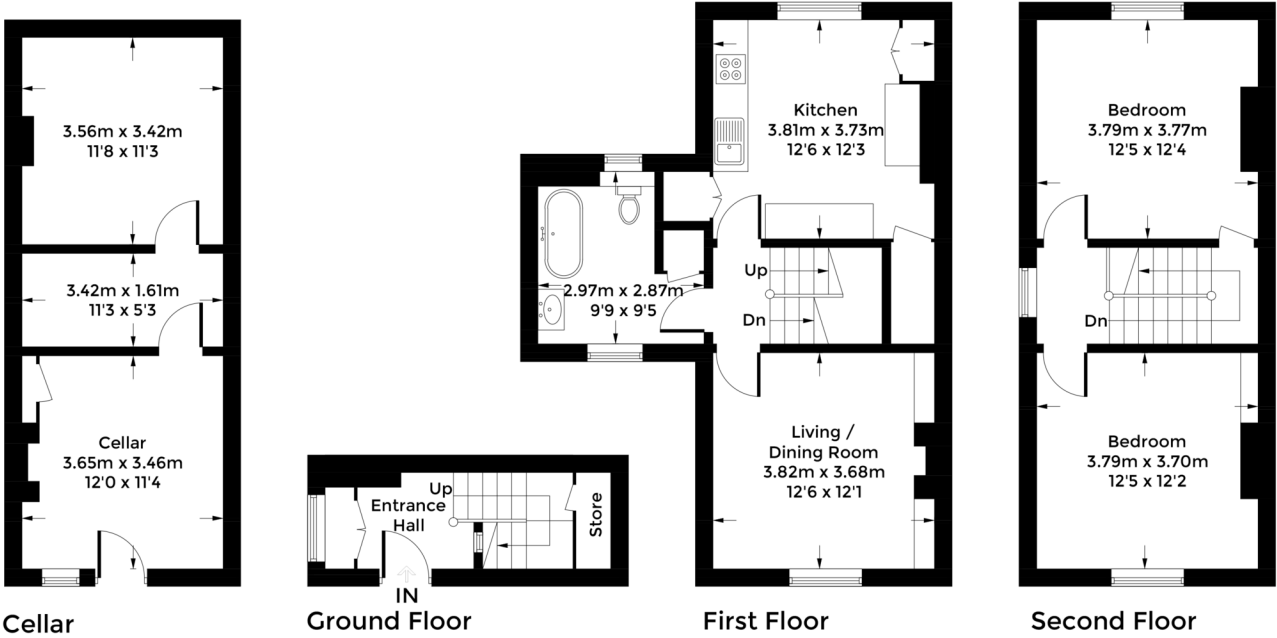
GUIDE PRICE

£425,000





Approximate Gross Internal Area = 88.5 sq m / 953 sq ft
Cellar = 31.5 sq m / 339 sq ft
Total = 120.0 sq m / 1292 sq ft



Council Tax:
Band C - £2270.55

Parking:
On-street parking

Local Authority:
Oxford City Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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

Grandpont is a thriving area, close to Hinksey Park with its heated outdoor pool and tennis courts, a local farmers' market, and a good local pub. The area is popular with families due to a good choice of local nursery and primary schools.



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