

# 77 ABINGDON ROAD

GRANDPONT, OXFORD OX1 4PR

Breckon & Breckon  
est. 1947

# 77 Abingdon Road

Grandpont, Oxford OX1 4PR

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

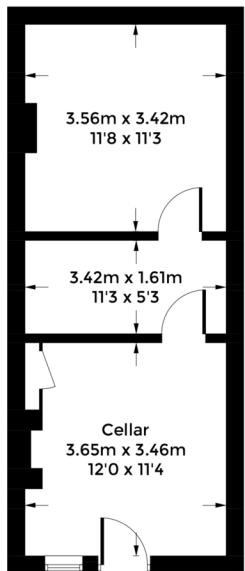
## GUIDE PRICE

**£425,000**

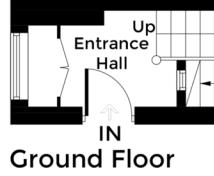




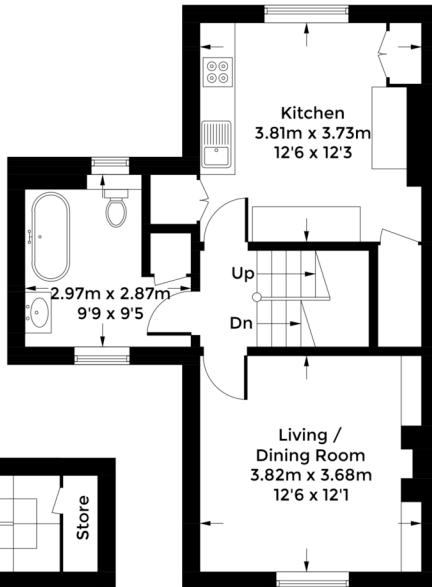
Approximate Gross Internal Area = 88.5 sq m / 953 sq ft  
 Cellar = 31.5 sq m / 339 sq ft  
 Total = 120.0 sq m / 1292 sq ft



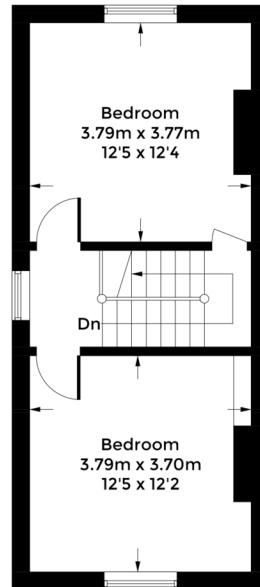
Cellar



Ground Floor



First Floor



Second Floor



**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	61	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	
EU Directive 2002/91/EC			

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# LOCATION COMMENT

*Grandpont is a thriving area, close to Hinckley 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.*



# OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon  
est. 1947



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

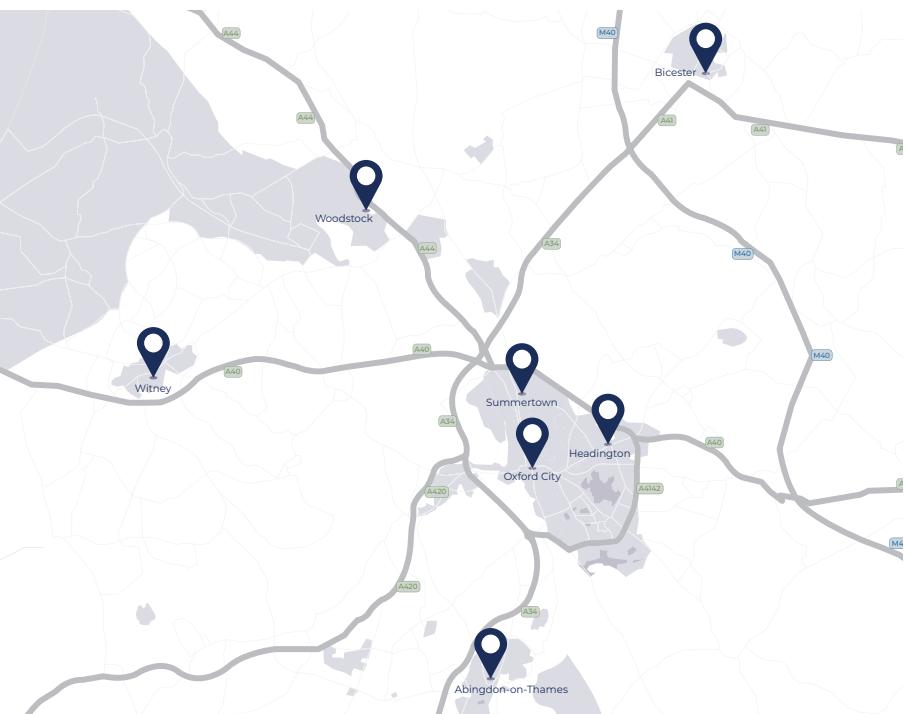
Sharing a single database of buyers ensures maximum exposure for our clients.

## Oxford City Centre

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



FROM LEFT:  
Millie Carless, George Houlbrooke,  
Eoin Kehoe



### Summertown

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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)  
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