



Larkhill Road, Abingdon, OX14

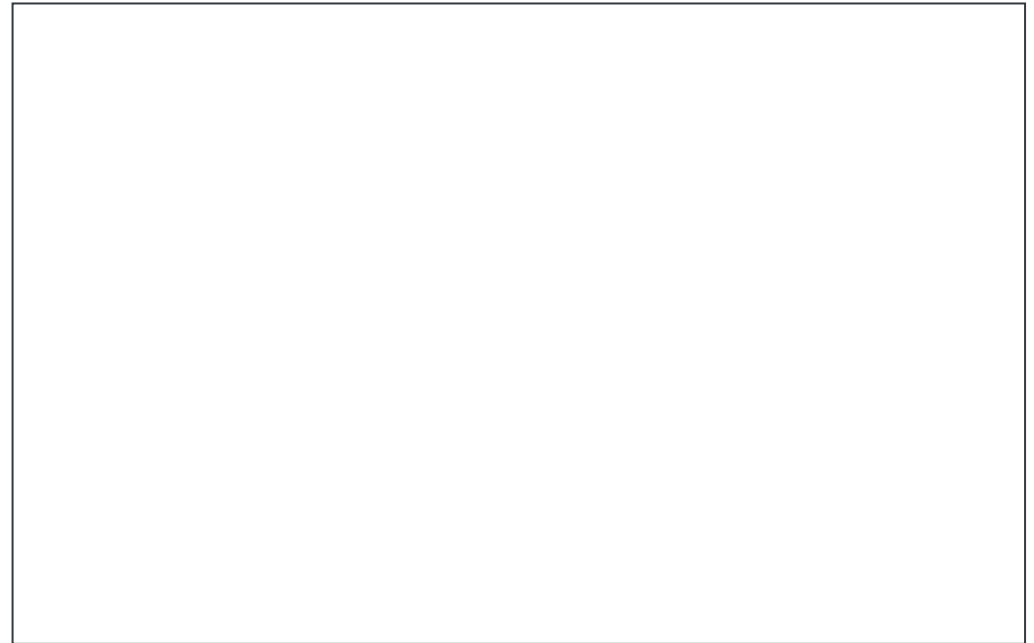
£465,000

Property Description

Offering lots of scope for improvement and extension, this established and already extended family home is located in a favourable location, not far from the town centre, Albert park and many of the local primary and secondary schools, making it an ideal long term family home.

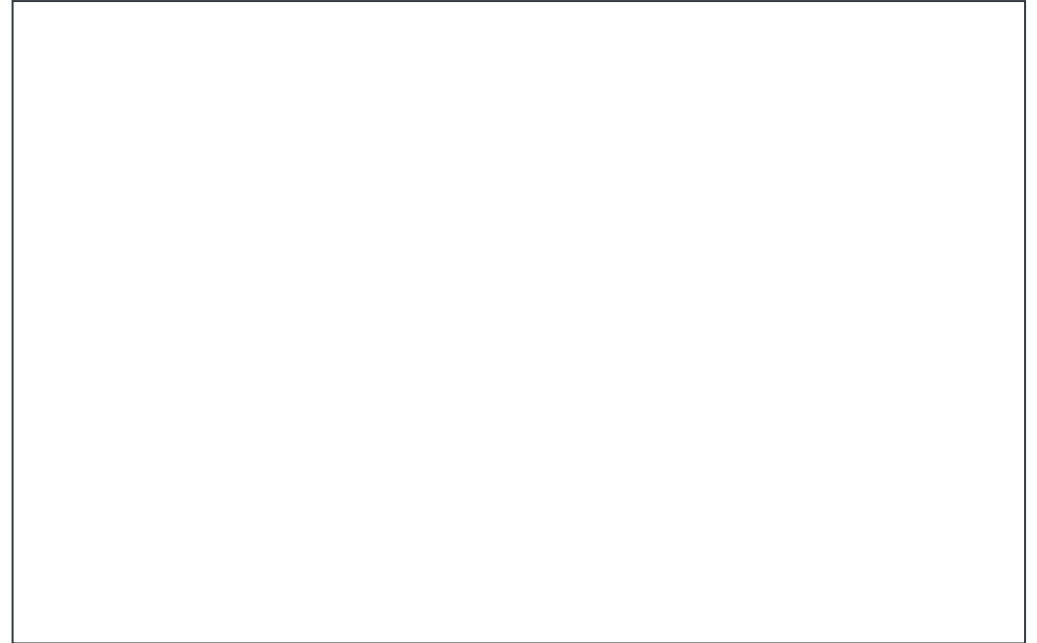
The property is situated on Larkhill Road and is a short walk from the picturesque Town Centre which is home to a range of shops, restaurants, public houses and a weekly market. The River Thames and River Ock flow through the town, making for picturesque countryside walks. The historic city of Oxford is only 7 miles away and the mainline rail station at Didcot Parkway is easily accessible.

EPC Rating: E



Key Features

- ✓ Larger than average semi detached home sitting on a well proportioned plot, with a private rear garden and large frontage.
- ✓ Backing on to John Mason School playing fields.
- ✓ Potential to significantly extend to the side and rear (subject to planning).
- ✓ No onward chain.
- ✓ Useful and convenient downstairs WC.
- ✓ Off Peak electric heating also with gas piped to the property ready for installation.



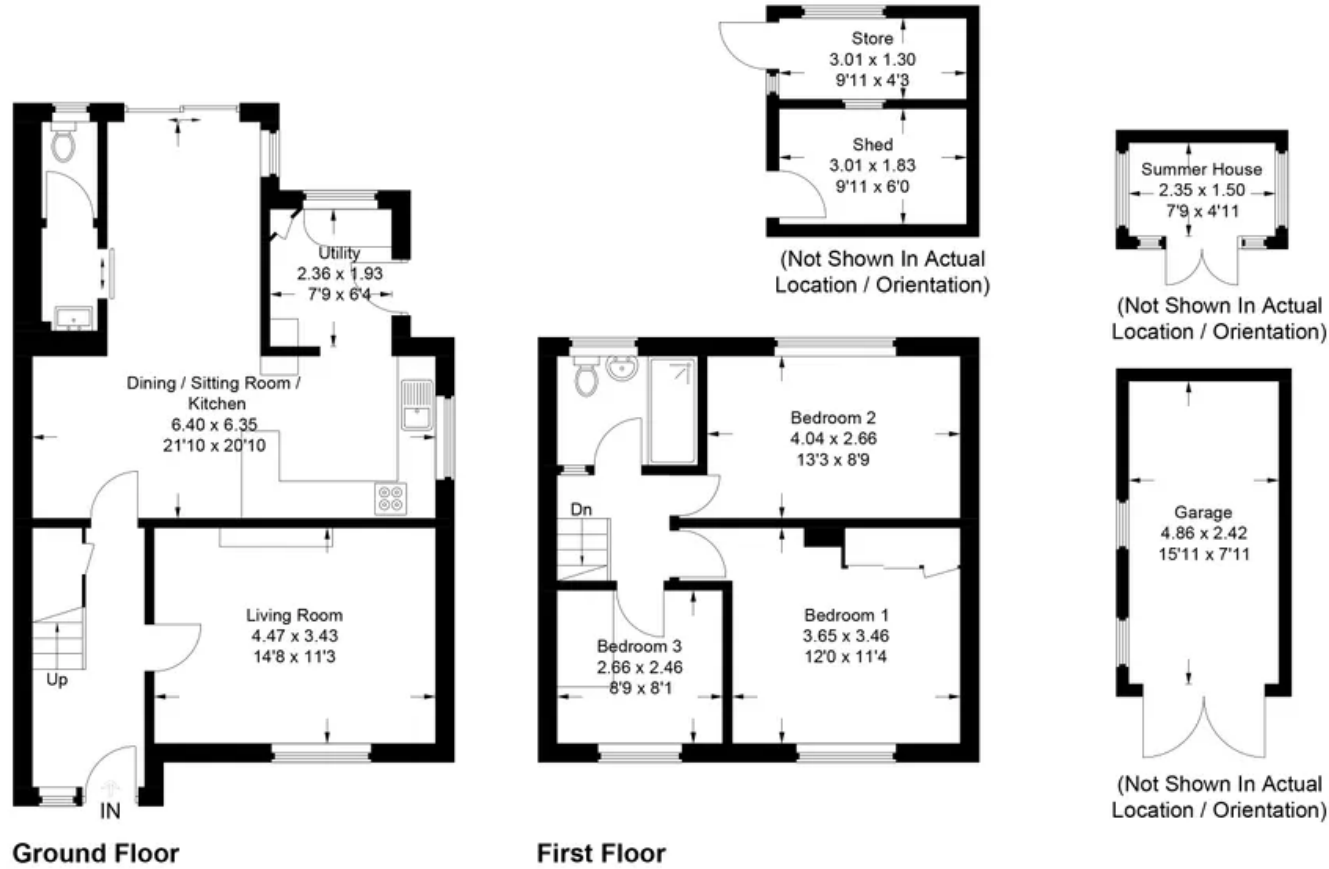








Approximate Gross Internal Area
 Ground Floor = 59.8 sq m / 644 sq ft
 First Floor = 40 sq m / 430 sq ft
 Outbuildings / Garage = 25.1 sq m / 270 sq ft
 Total = 124.9 sq m / 1,344 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Simpsons Estate Agents

01235520079

abingdon@simpsonsproperty.com

