



32 Edward Street, Abingdon OX14 1DL

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## 32 Edward Street

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**Spacious older style period townhouse requiring modernisation, well situated within this very popular location close to nearby Albert Park and the thriving town centre's many amenities complemented by 40ft enclosed rear gardens and is sold with no ongoing chain.**

### Location

Edward Street is a very popular street comprising of only period town houses providing a very pleasant overall setting. There is a short walk to the nearby delightful Albert Park, good schooling and Abingdon town centre with its wide range of amenities. There is a quick route onto the A34 leading to many important destinations north and south including Oxford city (circa. 6 miles) and Didcot with its useful mainline railway station (circa. 10 miles), ideal for commuters to London Paddington.

### Directions what3words – [shuffle.crusaders.sponsors](https://www.what3words.com/shuffle/crusaders/sponsors)

Leave Abingdon town centre using Ock Street and turn right onto Victoria Road and then take the first turning on the left hand side onto Edward Street, where the property is clearly indicated by the 'For Sale' board.



- Separate front living room and separate dining room
- Kitchen with rear porch leading to ground floor bathroom
- Two first floor double bedrooms - one with stairs rising to large converted loft room
- Double glazed windows and 40' enclosed rear gardens
- Sold with no ongoing chain

2  bedrooms

2  receptions

1  bathrooms

Council tax band C

Tenure Freehold

EPC rating F



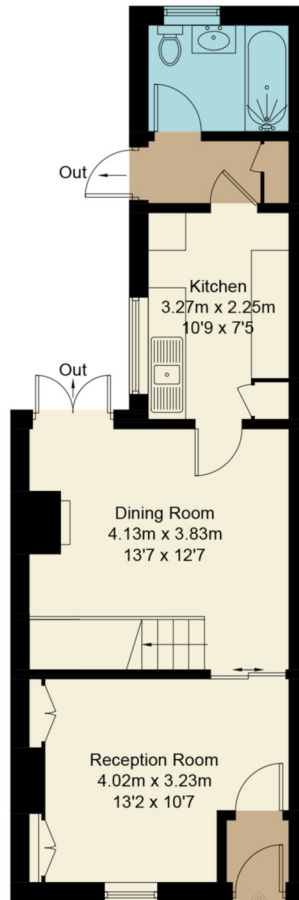
## Edward Street, OX14

Approximate Gross Internal Area = 90.7 sq m / 976 sq ft

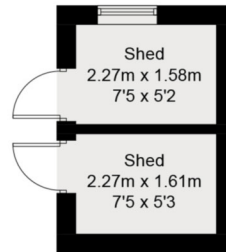
Shed = 7.8 sq m / 84 sq ft

Total = 98.5 sq m / 1060 sq ft


Garden Area = 79.6 sq m / 857 sq ft

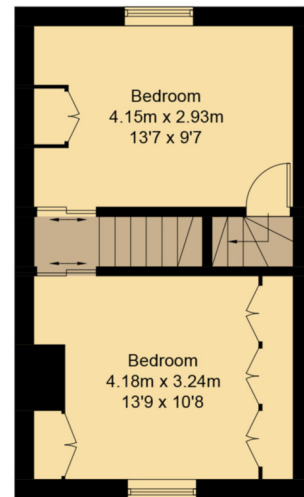


Ground Floor

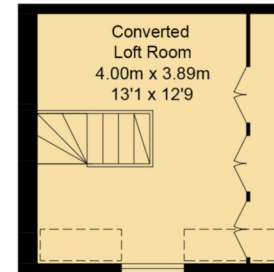


(Not Shown In Actual Location / Orientation)

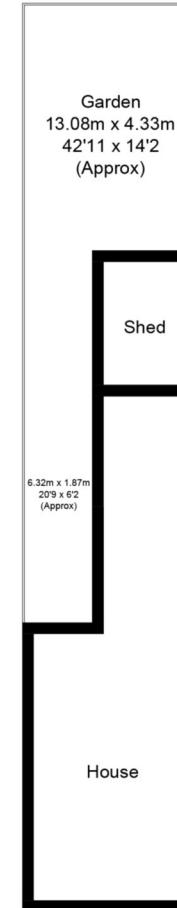
 = Reduced headroom below 1.5m / 5'0"



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards.  
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