



22 Lenthall Road, Abingdon OX14 1HE



22 Lenthall Road

Spacious two bedroom ground floor maisonette offering many features including large 21' open plan living room/dining room, refitted kitchen, refitted bathroom and two double bedrooms, one with double glazed French doors leading to enclosed southerly facing private rear gardens, well situated to offer easy pedestrian access to the thriving town centre's many amenities, sold with no ongoing chain.

Location

Lenthall Road is a popular location, situated a short walk from the thriving market town of Abingdon and within the catchment area of the highly regarded St Nicolas primary school and John Mason secondary school. There is a quick route onto the A34 leading to many important destinations north and south including Oxford city (circa. 6 miles).


Directions

Leave Abingdon town centre using Stratton Way and take the first turn on the left hand side onto Bath Street. Continue across the mini-roundabout onto the Wootton Road. Take the second turning on the right hand side onto Boxhill Walk. take the first turning on the left hand side onto Lenthall Road where the property is found on the right hand side, clearly indicated by the 'For Sale' board.

Directions: what3words **lights.small.toned**



- Large 21' open plan living room/dining room featuring ceramic hard tile floor (extending throughout the majority of the property) with delightful, double-glazed bay window
- Refitted kitchen offering a stylish selection of floor and wall units
- Impressive main double bedroom with double glazed French doors leading to enclosed southerly facing private rear gardens
- Second dual aspect double bedroom and refitted bathroom with contemporary white suite
- PVC Double glazed windows, mains gas radiator central heating and the property is sold with no ongoing chain.
- Enclosed southerly facing private rear gardens featuring patio and lawn - the whole enclosed by fencing, providing good degrees of privacy
- The property has approximately 91 years remaining on the lease and the ground rent is approximately £250.00 per annum and the service charge is approximately £388.00 per annum.

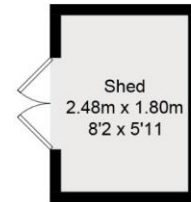
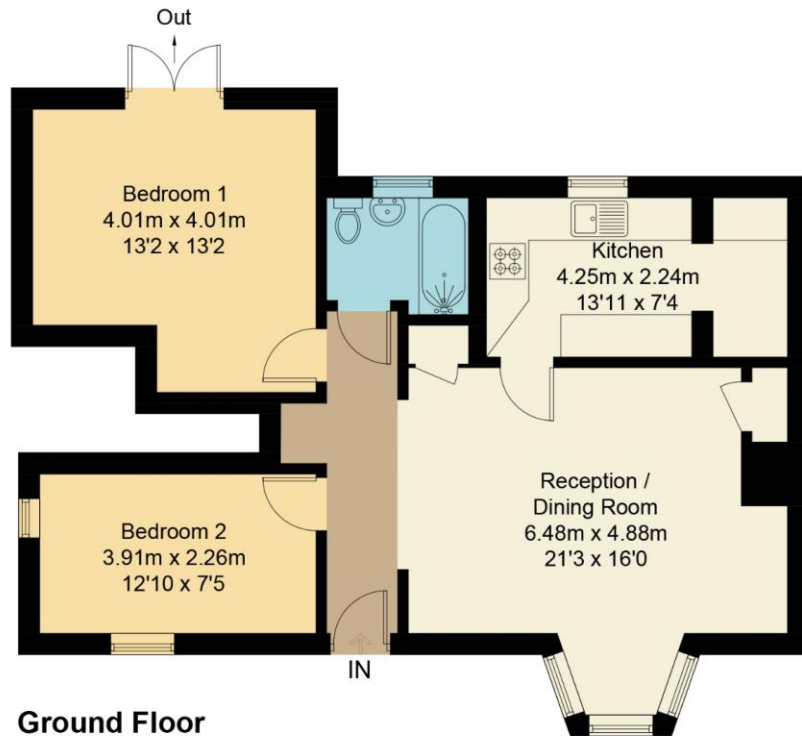
2		Bedrooms	Council Tax Band: B
2		Receptions	Tenure Leasehold
1		Bathrooms	EPC Rating C

 Please recycle me

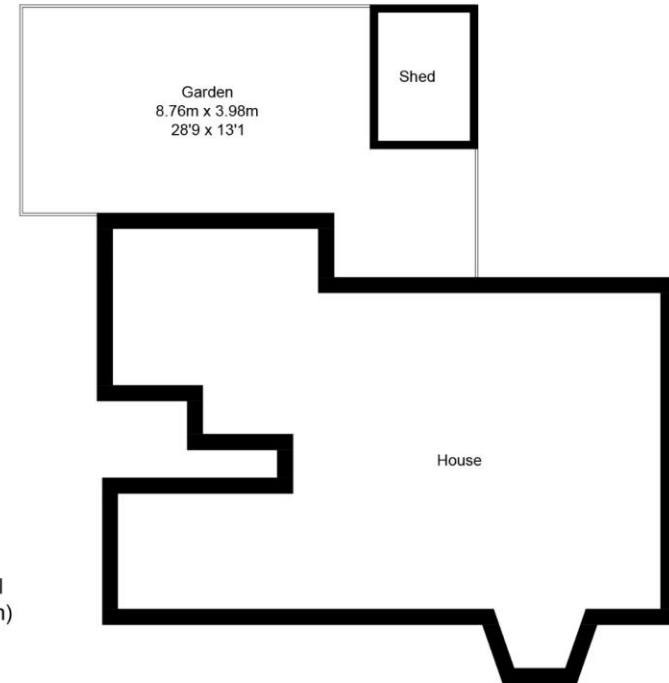


Lenthall Road, OX14

Approximate Gross Internal Area = 66.5 sq m / 716 sq ft
Shed = 4.5 sq m / 48 sq ft
Garden Area = 33.0 sq m / 355 sq ft



(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.
© Mortimer Photography. Produced for Hodsons.
Unauthorised reproduction prohibited. (ID1061726)



5 Ock Street, Abingdon,
Oxfordshire, OX14 5AL

T: 01235 553686
E: abingdon@hodsons.co.uk

www.hodsons.co.uk

 **Hodsons**
...your move, our passion
Sales | Lettings