



9 Winsmore Lane, Abingdon OX14 5BY

Hodsons
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9 Winsmore Lane

Well presented Victorian terrace townhouse offering flexible accommodation over four floors, situated within a desirable town centre location offering easy pedestrian access to many nearby amenities.

Location




Winsmore Lane is situated in a delightful location within the heart of the town centre. The property offers a short walk to the thriving town centre's many amenities and the A34 is a short drive providing a quick route to many important destinations north and south (including Oxford city (circa. 6 miles) and Didcot (circa. 8 miles) with its useful mainline railway station to London Paddington.

Directions what3words – modes.slang.shark

Winsmore Lane is located almost opposite Hodsons Estate Agents' offices at 5 Ock Street, Abingdon. The property is located towards the end, clearly indicated by the 'For Sale' board.



- Entrance through to stairs leading to useful basement
- Front living room with attractive feature fireplace and fitted shelving to either side
- Light and airy kitchen/breakfast room overlooking the attractive courtyard garden leading to good size separate utility room
- Impressive first floor large double bedroom with attractive feature fireplace complemented by family bathroom and leading to desirable roof terrace
- Delightful double aspect top floor double bedroom (currently used as a second reception/guest bedroom)
- Fully enclosed private courtyard rear garden

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|---|---|------------|------------------|----------|
| 2 |  | bedrooms | Council tax band | C |
| 1 |  | receptions | Tenure | Freehold |
| 1 |  | bathrooms | EPC rating | E |



Winsmore Lane, OX14

Approximate Gross Internal Area = 101.6 sq m / 1094 sq ft

Garden = 7.8 sq m / 84 sq ft

Roof Terrace = 7.0 sq m / 75 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.
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