



6 Victoria Road, Abingdon OX14 1DN



6 Victoria Road

Charming 1870's two bedroom period cottage well situated close to Albert Park and the thriving town centre's many amenities, offering character accommodation combined with enclosed westerly facing rear gardens leading to spacious outbuilding/studio. There is unrestricted parking in Victoria Road.

Location

Victoria Road is a highly sought after non-estate location comprising of predominantly substantial and attractive period family homes providing a delightful overall setting and is within a stone's throw of the acclaimed Albert Park with easy pedestrian access to the town centre's many amenities and within the catchment area of excellent state and private schooling. There is easy access onto the A34 leading to many important destinations north and south and useful distances include Oxford city centre (circa. 6 miles), Radley railway station (circa. 2 miles) and Didcot (circa. 8 miles) with its useful mainline railway station to London Paddington.

Directions

Leave Abingdon town centre using Ock Street and take the third turning on the right hand side onto Victoria Road, where No. 6 is situated on the left hand side, found in numerical order.

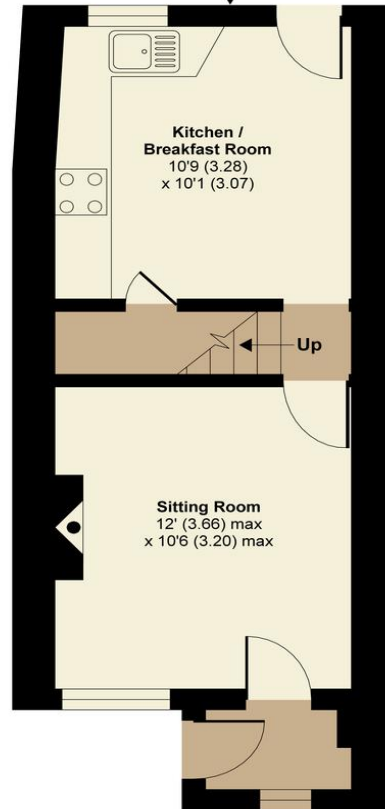
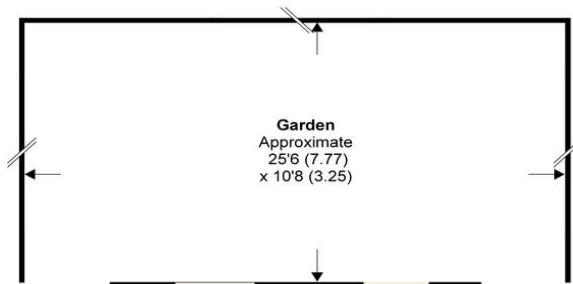
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2		Bedrooms	Council Tax Band: C
1		Receptions	Tenure Freehold
1		Bathrooms	EPC Rating TBC

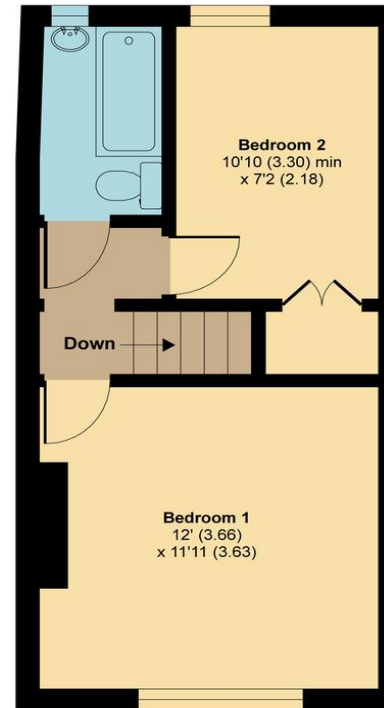


- Enclosed entrance porch leading to separate sitting room with stripped wooden flooring and attractive fireplace with tiled hearth and cast-iron log burning stove
- Separate kitchen/breakfast room (tiled floor) offering a selection of floor and wall units, under stairs pantry cupboard (space for tumble dryer), space for washing machine and dishwasher and stable door leading to rear gardens
- Spacious first floor main double bedroom with stripped wooden flooring, second bedroom with built in cupboard with shelving and bathroom with white suite and heated towel rail
- Mains gas radiator central heating and PVC double-glazed windows (double-glazed sash windows to the front)
- 25' enclosed westerly facing mature cottage gardens with side access (to front of property) leading to 11' well insulated studio/outbuilding with light and power and separate shed
- Good size loft space, partially boarded with velux window for natural light

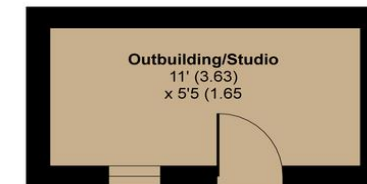
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GROUND FLOOR



FIRST FLOOR



Victoria Road, Abingdon, OX14

Approximate Area = 606 sq ft / 56.3 sq m

Outbuildings = 83 sq ft / 7.7 sq m

Total = 689 sq ft / 64 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hodsons. REF: 731406



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