



15 Spring Road, Abingdon OX14 1AH

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15 Spring Road

Stunning extended period end of terrace townhouse offering substantially extended and superbly presented accommodation including fabulous 29' open plan lifestyle room, well situated within a short walk of the delightful Albert Park and thriving town centre's many amenities, complemented by attractive courtyard gardens leading to very versatile detached garden studio, sold with no ongoing chain.

Location

Spring Road is a desirable established location, comprising of a wide selection of predominantly period properties, only a short walk from the delightful Albert Park and the thriving Abingdon town centre offering a wide range of amenities. Several excellent schools are close by and there is a quick route onto the A34 leading to many important destinations north and south, including Oxford city.

Directions what3words – curl.clips.reforming

Leave Abingdon via Ock Street and turn right at the mini-roundabout onto Spring Road. The property is situated a short way down on the right hand side, clearly indicated by the 'For Sale' board. PLEASE NOTE THAT DESIGNATED AREAS WITHIN SPRING ROAD ALLOW ON STREET PARKING BETWEEN THE HOURS OF 6PM AND 8AM AND ALL DAY ON A SUNDAY. THERE ARE ALSO AVAILABLE ON STREET PARKING FACILITIES CLOSE BY. THERE IS AN OPPORTUNITY TO RENT A PARKING SPACE FROM THE ROYAL BRITISH LEGION WHICH IS A SHORT WALK FROM THE PROPERTY.



- Fabulous 29' extended "lifestyle" room incorporating stylishly refitted kitchen/breakfast room open-plan to very flexible living/family room with double glazed bi-fold doors leading to attractive landscaped rear gardens
- Delightful separate front sitting room with stripped wooden flooring and attractive fireplace with inset cast iron log burning stove
- Two spacious first floor bedrooms complemented by refitted family bathroom with attractive older style white suite
- Planning permission has previously been granted to create a spacious loft conversion
- Double glazed windows, mains gas radiator central heating and the property is sold with no ongoing chain
- Attractive landscaped courtyard gardens featuring delightful seating area which in turn leads to very versatile and fully insulated garden studio - ideal for those working from home

2  bedrooms

Council tax band C

1  receptions

Tenure Freehold


1  bathrooms

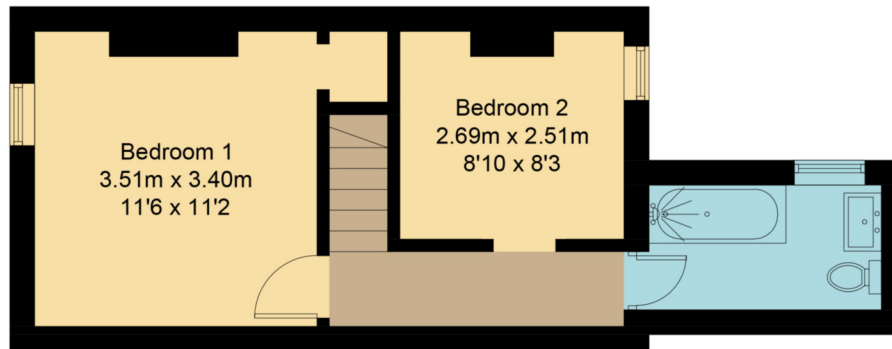
EPC rating D

Spring Road, OX14

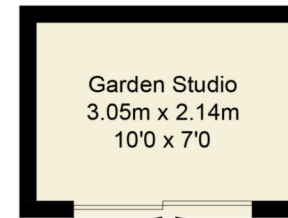
Approximate Gross Internal Area = 73.0 sq m / 786 sq ft
 Garden studio = 6.5 sq m / 70 sq ft
 Total = 79.5 sq m / 856 sq ft
 Garden Area = 21.7 sq m / 233 sq ft



 = Reduced headroom below 1.5m / 5'0



First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
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