



9 Golafre Road, Abingdon, OX14 5HH

£322,500 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A distinctive double fronted residence, being the centre house in a handsome terrace comprising of just three. Providing thoughtfully extended accommodation which is somewhat larger than its outward appearance would suggest. Much improved.

Impressive open plan but defined living room, dining area with double door to rear garden, and well fitted kitchen/breakfast room, in addition to a bathroom with wash basin and w.c. on the ground floor. The three bedrooms all benefit from being comfortably proportioned, as a consequence of the bathroom being located on the ground floor.

Ample off road parking and circa 65ft rear garden.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: If built or renovated pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.





Key Features

- Double glazed windows
- Gas central heating to radiators
- Approximately 905 sq ft of accommodation
- Gardens and ample off-road parking.
- Council Tax band: C
- EPC Rating: C
- NO ONWARD CHAIN

The Location

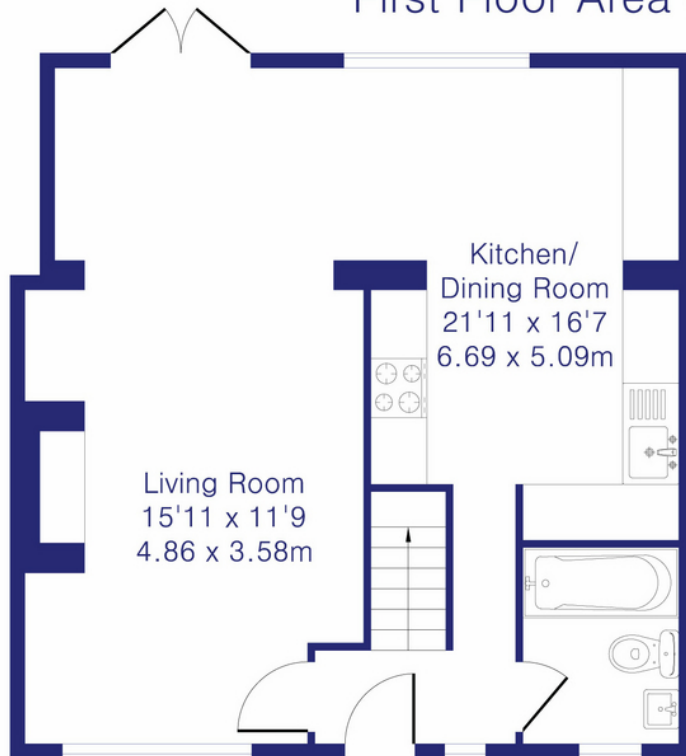
Forming part of an established residential environment, approximately 1.5 miles to the south of Abingdon's historic market town centre, into which there is a level and extremely scenic Thameside walk (via Wisham Road). This side of the town enables ease of access to major centres of employment, including Milton Park and scientific/hi-tech establishments at Harwell and Culham, Didcot Parkway is also very accessible (7 miles), proving a regular mainline connection to London/Paddington in as little as 36 minutes. Abingdon itself provides comprehensive shopping, schooling and recreational amenities in addition to quick and easy access onto the nearby A34 connecting northbound to Oxford (9 miles) and the M40, southbound to the M4.



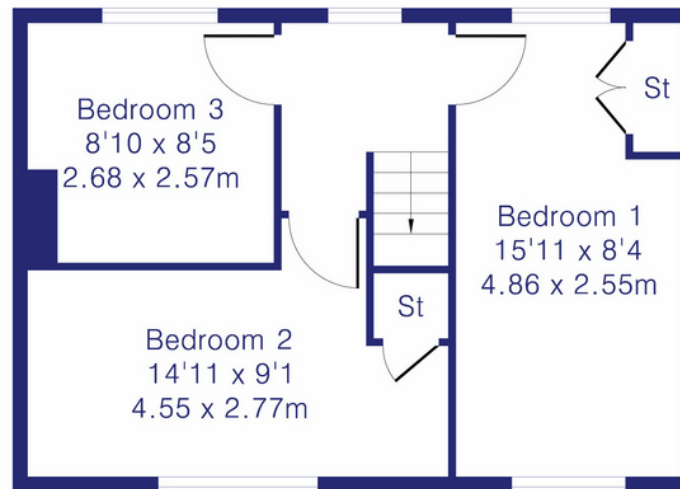
Approximate Gross Internal Area 905 sq ft - 84 sq m

Ground Floor Area 538 sq ft – 50 sq m

First Floor Area 367 sq ft – 34 sq m



Ground Floor



First Floor



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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate.

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