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**Abingdon Road**  
Oxford

**Carter Jonas**

## 296 ABINGDON ROAD OXFORD OX1 4TE

3 bedrooms, 2 receptions & 1 bathroom  
Excellent location for city centre  
Off-street parking  
Private courtyard garden

### DESCRIPTION

A three bedroom mid terraced house located in this convenient location approximately a mile to the south of Oxford city centre.

The accommodation is arranged over two floors and comprises a hall, two separate reception rooms and kitchen on the ground floor with the first floor providing three bedrooms (two doubles and a single) and a shower room.

Outside, there is a courtyard garden to the rear and hardstanding to the front which has been used for car parking although the kerb is not dropped.

### LOCATION

The property is located on Abingdon Road, the main southern route into the city of Oxford. It is approximately a mile from the city centre and is supported by a major bus route, on which the Redbridge Park and Ride has regular services.

The property falls into the Oxford O12B Neighbourhood and is within Hinksey Park ward and Oxford local authority district.

The Abingdon Road runs to the southern bypass and thereafter the A34. The property is approximately 1.7 miles from Oxford train station, which provides regular service to London, Birmingham and the South West.

## A THREE BEDROOM MID TERRACED HOUSE IN A CONVENIENT LOCATION IN SOUTH OXFORD WITH GOOD ACCESS TO THE CITY CENTRE



## ADDITIONAL INFORMATION

**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

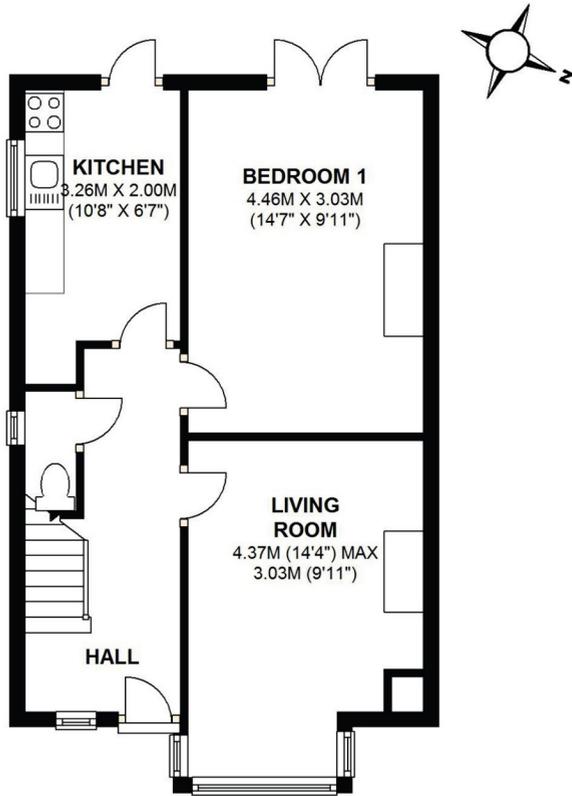
**Directions:** OX1 4TE

EPC: rating D  
District council: Oxford City Council  
Council tax: band C  
All mains services are connected.

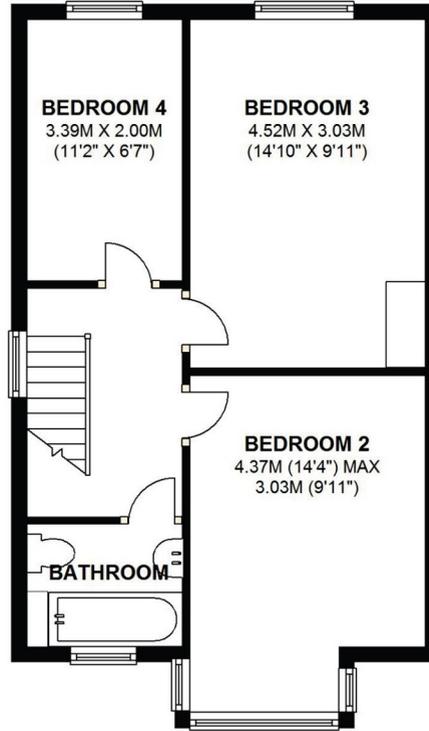
Ultrafast broadband is available according to Ofcom and mobile coverage is likely outdoor and limited indoor on some networks.

The property is located in Flood zone 3.  
The property is currently let on an Assured Shorthold Tenancy until June 2025 and has the benefit of an HMO licence.





**GROUND FLOOR**



**FIRST FLOOR**

TOTAL AREA: APPROX. 83.3 SQ. METRES (896.6 SQ. FEET)

These measurements are the maximum & are approximate only, they do not take into account minimum measurements. Drawn for E8 Property Services - www.e8ps.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		68
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Offices throughout the UK



**IMPORTANT INFORMATION**

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