



**Abingdon Road**  
Oxford

**Carter Jonas**



## 294 ABINGDON ROAD OXFORD OX1 4TE

3 bedrooms, 2 receptions & 1 bathroom  
Convenient central location  
Off-street parking  
Rear garden with side access

### DESCRIPTION

A three bedroom end terraced house with accommodation arranged over two floors.

The ground floor provides an entrance hall, two separate reception rooms and a kitchen. The first floor has two double bedrooms, a single bedroom and a shower room.

There is hardstanding to the front which has been used to park cars although the kerb is not dropped. To the rear is an enclosed courtyard.

### 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 services to London, Birmingham and the South West.

## A THREE BEDROOM END TERRACED HOUSE LOCATED APPROXIMATELY A MILE TO THE SOUTH OF THE CITY CENTRE





EPC rating D  
Council tax band D  
Local authority: Oxford City Council  
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 September 2025.

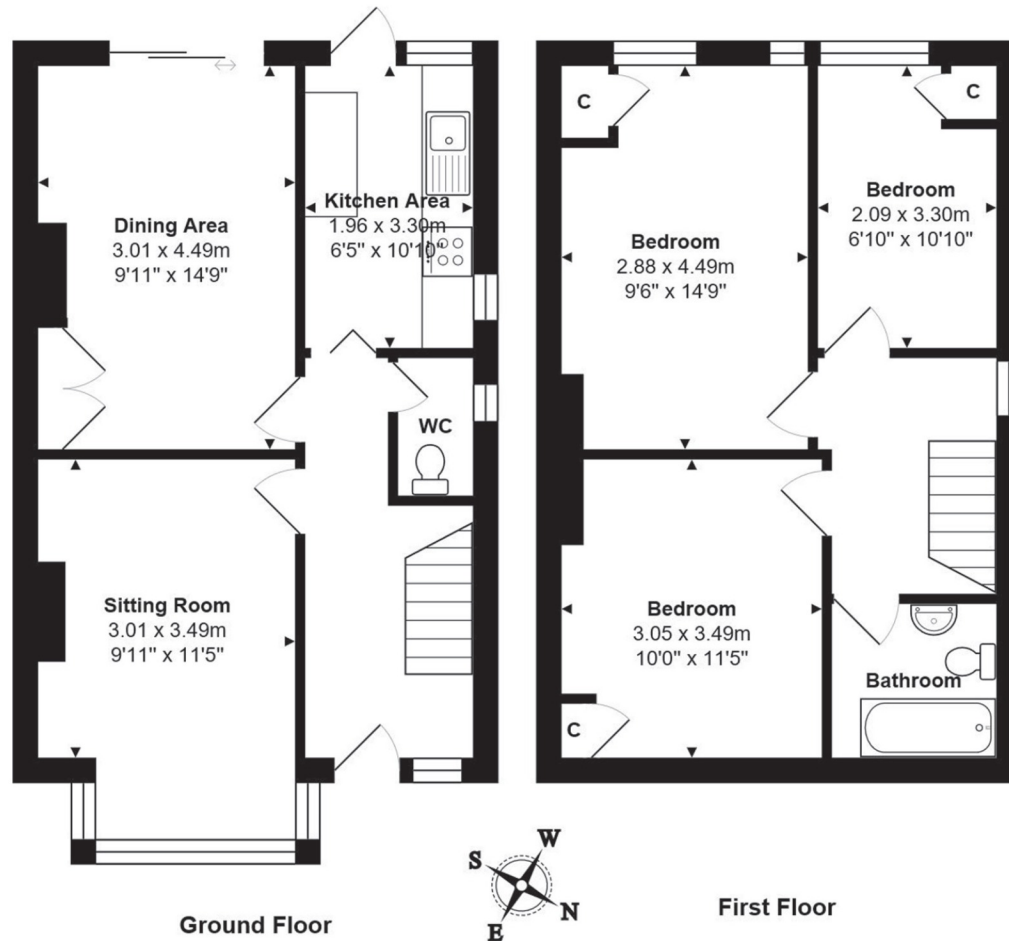
## ADDITIONAL INFORMATION

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

**Directions:** OX1 4TE







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

#### IMPORTANT INFORMATION

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