



**St. Michael's Avenue**  
Abingdon

**Carter Jonas**

## 2 ST MICHAEL'S AVENUE ABINGDON OX14 1DR

2 bedrooms  
2 reception rooms  
Kitchen & separate utility  
Family bathroom plus downstairs cloakroom

### DESCRIPTION

A delightful two bedroom mid-terraced house which retains a number of period features and offers well proportioned accommodation over two floors. The ground floor has two separate reception rooms with the sitting room having a period fireplace and sash windows to the front. The dining room has painted timber floorboards and a French door to the rear garden. The kitchen has been refitted with a range of stylish in-keeping units and granite worksurfaces and a double Belfast sink. The adjoining utility room has been refitted to match. A cloakroom is located off the utility room. The first floor has two bedrooms with the larger having a lovely period fireplace and fitted wardrobes. A large bathroom completes the first floor accommodation. To the front of the property is a small garden enclosed by picket fencing and the rear garden is established with hedges, lawn and a patio. There is on street block paviour parking immediately to the front of the property (not owned by the property).

### LOCATION

The property is located close to the Church of St Michael & All Angels and only a couple of hundred metres from Albert Park. It is within the Albert Park Conservation area which is renowned for its characterful Victorian and Edwardian housing. The town centre is approximately 700m and provides shops, restaurants, pubs, and leisure facilities, as well as a bustling market square. Oxford is approximately 6 miles to the north and there is a regular bus service from Stratton Way (700m). Didcot Parkway is approximately 7 miles away with trains to London Paddington from 37 minutes. The local area has a good selection of schools.

**AN ATTRACTIVE TWO BEDROOM MID-TERRACED VICTORIAN HOUSE  
LOCATED IN AN ENVIABLE POSITION CLOSE TO ALBERT PARK AND  
WITHIN THE ALBERT PARK CONSERVATION AREA.**



Tenure: Leasehold (900 years from 1898)  
Council Tax Band C  
EPC Rating D  
Located in the Albert Park Conservation area  
Ground rent: £2 per annum  
All mains services are connected

Mobile and broadband coverage can be checked at  
[ofcom.checker.org](https://www.ofcom.gov.uk/coverage/)

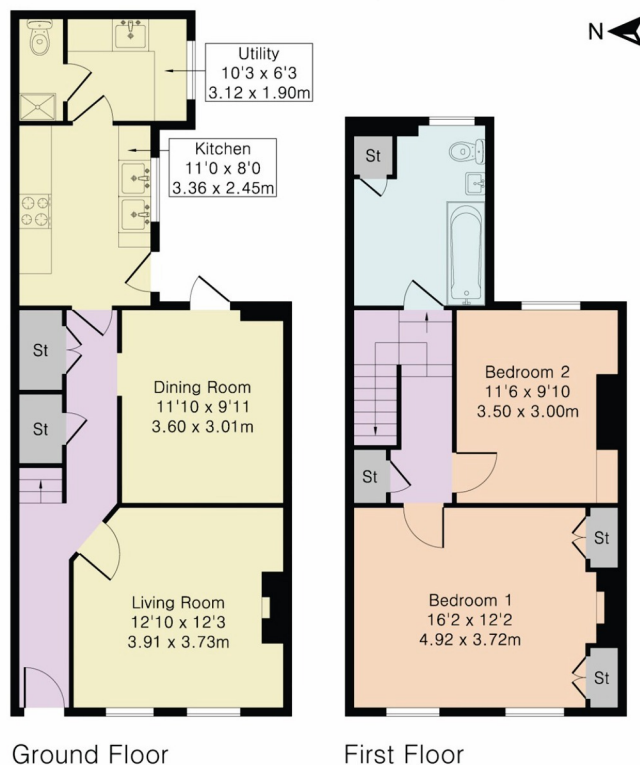
## ADDITIONAL INFORMATION

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

**Directions:** OX14 1DR



Approximate Gross Internal Area 1032 sq ft – 96 sq m  
 Ground Floor Area 549 sq ft – 51 sq m  
 First Floor Area 483 sq ft – 45 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	58	
(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

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Offices throughout the UK



## IMPORTANT INFORMATION

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