



Victoria Road
Abingdon

Carter Jonas

23 VICTORIA ROAD ABINGDON OX14 1DQ

Sitting room * Open plan family kitchen/dining room *
Three first floor double bedrooms * Refitted first floor
bathroom * top floor principal bedroom with stylish
ensuite bathroom * lovely gardens with garden store

DESCRIPTION

A very impressive Edwardian four bedroom extended semi-detached house with excellent accommodation situated in a well-regarded and popular location within a stone's throw of Albert Park and within the Albert Park Conservation area. The accommodation has been fully refurbished throughout to a very high standard using high quality fittings. The centrepiece of the ground floor is a very stylish refitted kitchen/dining/family room with many built in appliances and two sets of French doors leading out onto the lovely secluded rear garden. There is a further reception on the ground floor with a most beautiful, tiled fireplace, picture rails, cornice and sash window. The first floor has three double bedrooms, all with fitted storage, fireplaces, and an immense amount of character. There is also a contemporary refitted bathroom. The second floor provides a lovely principal bedroom, flooded with light and an ensuite bathroom.

OUTSIDE

The property is set back from the road with a small front garden with tiled path to the front door and a low height wall and hedge to the pavement. The rear garden is secluded with established plants and shrubs, patio area and a brick garden store.

LOCATION

The property is located within the Albert Park Conservation area in one of Abingdon's prime residential areas, with Albert Park itself located just a couple of minutes' walk away. The house also benefits from its proximity to Abingdon School, the School of St Helen and St Catherine, The Manor Preparatory School, and Our Lady's and Carswell Primary School.

A SUPERBLY FINISHED, EXTENDED SEMI DETACHED 4 BEDROOM EDWARDIAN HOUSE LOCATED A SHORT DISTANCE FROM ALBERT PARK.



Bus stops serving Oxford are located within a couple of minutes' walk of this house. Abingdon offers a variety of facilities catering for everyday needs including many restaurants, cafes, supermarkets and shops. There are also many lovely walks around the town including walks along the river Thames to enjoy.

ADDITIONAL INFORMATION

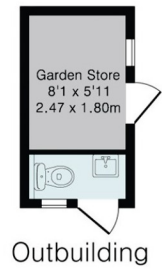
Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: Sat Nav: OX14 1DQ
What3words: ///sand.airless.compelled

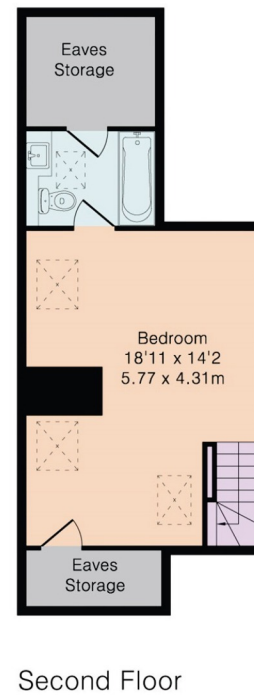
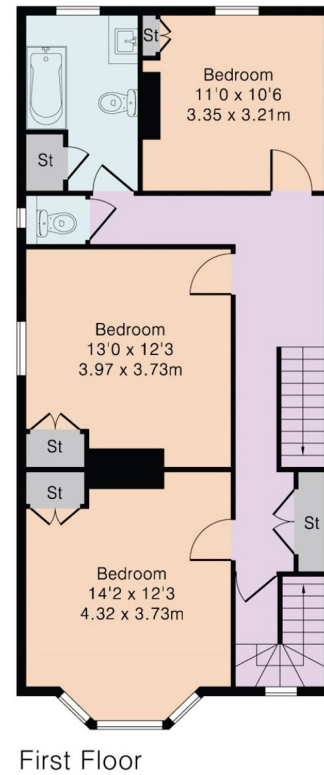
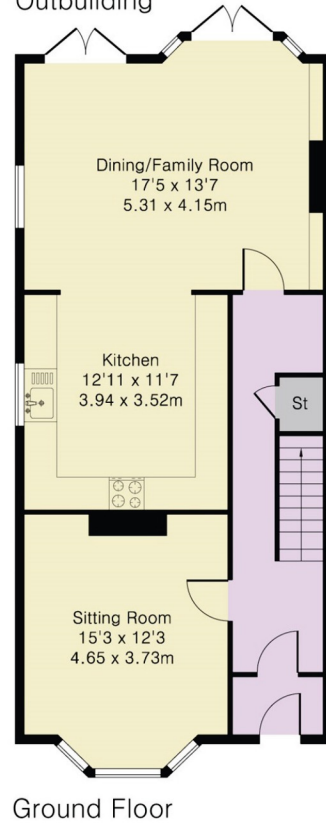
Tenure: Leasehold with 780 years remaining. Ground rent £1.50 per annum.

All mains services connected.





Approximate Gross Internal Area 1905 sq ft – 177 sq m
 Ground Floor Area 732 sq ft – 68 sq m
 First Floor Area 721 sq ft – 67 sq m
 Second Floor Area 388 sq ft – 36 sq m
 Outbuilding Floor Area 64 sq ft – 6 sq m



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 | |
| | 66 | 77 |

Oxford 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

carterjonas.co.uk

Offices throughout the UK



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