



NOVA

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Hair Care

81 Vineyard, Abingdon OX14 3PG

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# 81 Vineyard

Spacious three double bedroom period family home offering a wealth of character features including high ceilings and attractive fireplaces, well situated within a short walk of the thriving town centre's many amenities complemented by mature westerly facing rear gardens leading to private parking facilities, sold with no on-going chain.

Well-situated towards the front of this very popular town centre development, the property offers easy pedestrian access to Abingdon town centre's many amenities. There is also a quick vehicular route onto the A34 leading to many important destinations north and south. Useful distances include Oxford city (circa. 7 miles).

Leave Abingdon town centre using Stratton Way and keep left onto The Vineyard. The property is situated on the right hand side, clearly indicated by the "For Sale" board





## Key Features

- Enclosed entrance porch leading to inviting entrance hall and delightful front living room featuring large double glazed sash bay window and open fireplace with fitted shelving
- Separate dining room with fitted storage cupboards/shelving and door to gardens and well equipped and very spacious kitchen/breakfast room leading to rear porch with utility area off
- Wonderful first floor main double bedroom featuring two double glazed sash windows, two further double bedrooms (all bedrooms feature original fireplaces) and family bathroom with modern white suite
- PVC double glazed windows (sash double glazed windows to front), mains gas radiator central heating and the property is sold with no ongoing chain
- Mature west facing rear gardens featuring lawn - the whole enclosed by fencing, walling, trees and shrubbery, affording good degrees of privacy
- Side gate from the rear gardens leading to private parking space

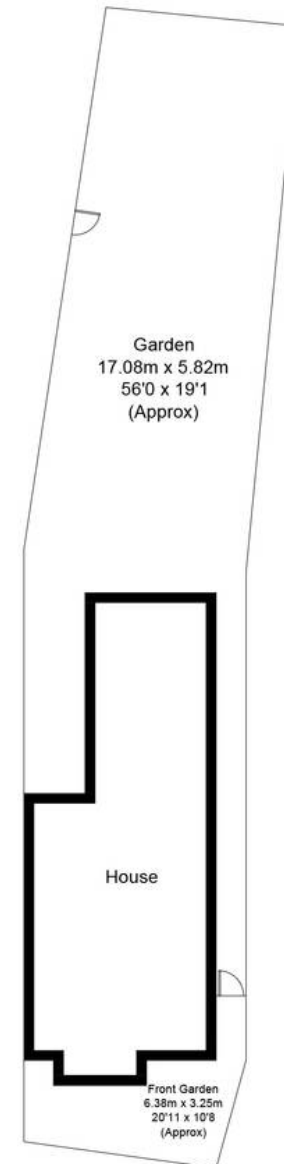
Council Tax band: D Tenure: Freehold EPC: D





# Vineyard, OX14

Approximate Gross Internal Area  
(Including Store) 116.3 sq m / 1252 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.  
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5 Ock Street, Abingdon,  
Oxfordshire, OX14 5AL  
T: 01235 553686  
E: abingdon@hodsons.co.uk  
www.hodsons.co.uk