



39 Austin Place, Abingdon OX14 1LT



## 39 Austin Place

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An exceptional two bedroom mid terraced home, extended and refurbished to a high standard throughout by the current owners. The property benefits from a delightful open plan kitchen and dining room, bay fronted lounge and delightful south-west facing gardens.

Austin Place is well-situated within this popular North Abingdon location offering easy pedestrian access to many nearby amenities, including excellent primary and secondary schooling. There is a quick route onto the A34 leading to many important destinations north and south including Oxford city (circa. 6 miles) and Radley railway station (circa. 2 miles), ideal for commuters.

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 2

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





## Key Features

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- Entrance porch with stairs rising to the first floor, leading through to the living room
- Wonderfully light bay fronted living room to the front aspect
- Extended and refurbished kitchen and dining room spanning the full width of the property, with French doors opening out to the rear gardens
- To the first floor are two bedrooms, with the principal bedroom benefitting from built in wardrobe cupboards, both complemented by a modern family bathroom with white suite
- Front gardens provide hard standing parking facilities for several vehicles with the added benefit of a garage in a block
- South-west facing rear gardens with patio and lawns with gated rear access



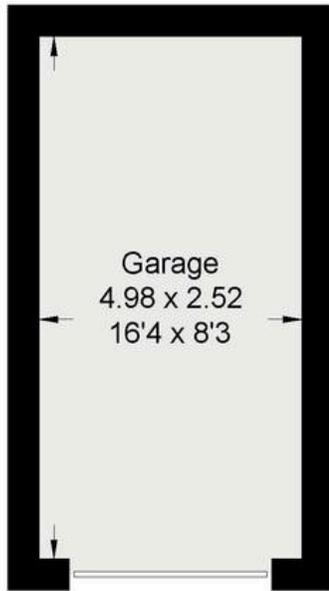
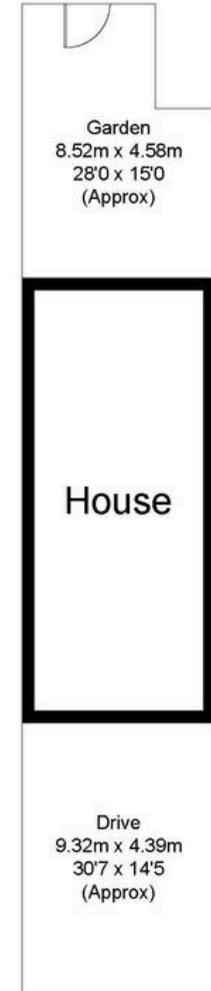
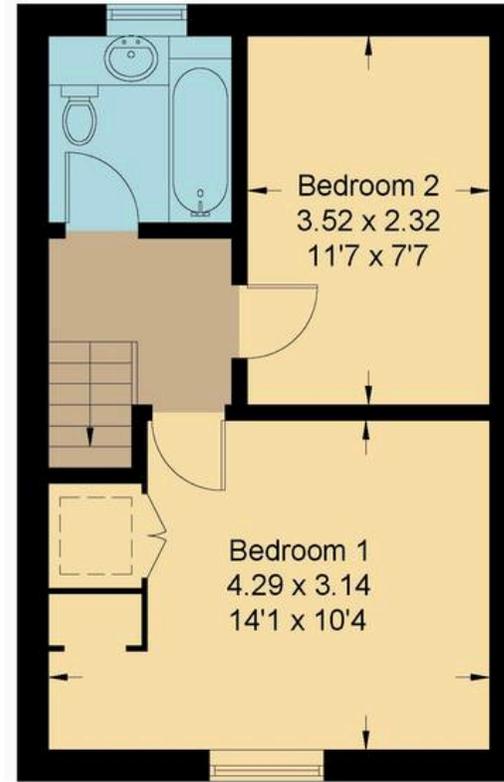
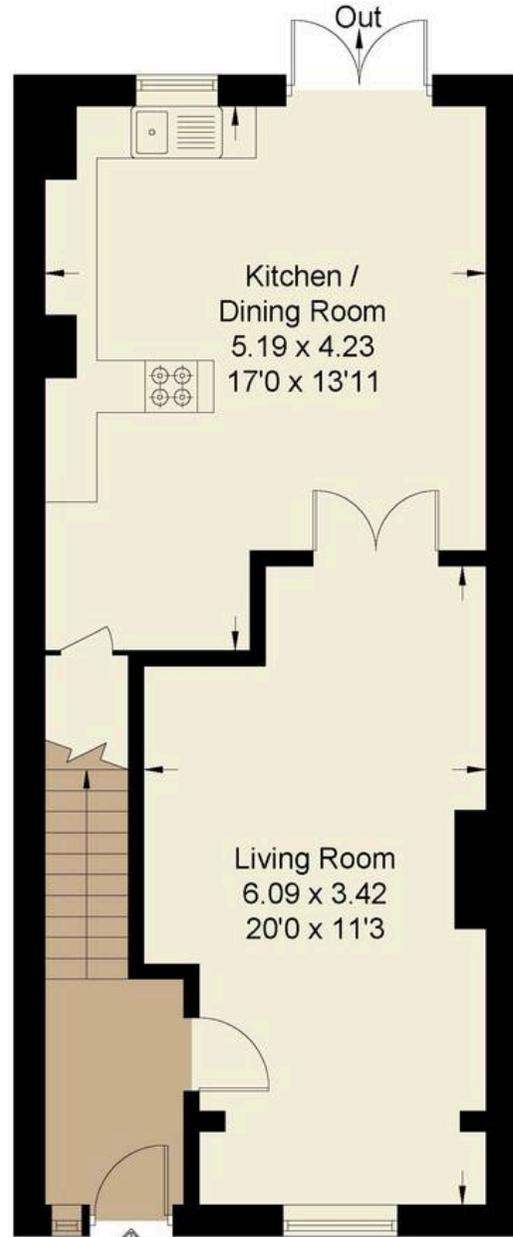
# Austin Place, OX14

Approximate Gross Internal Area = 73.10 sq m / 787 sq ft

Garage = 12.50 sq m / 135 sq ft

Total = 85.60 sq m / 922 sq ft

For identification only - Not to scale



(Not Shown In Actual Location / Orientation)

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