

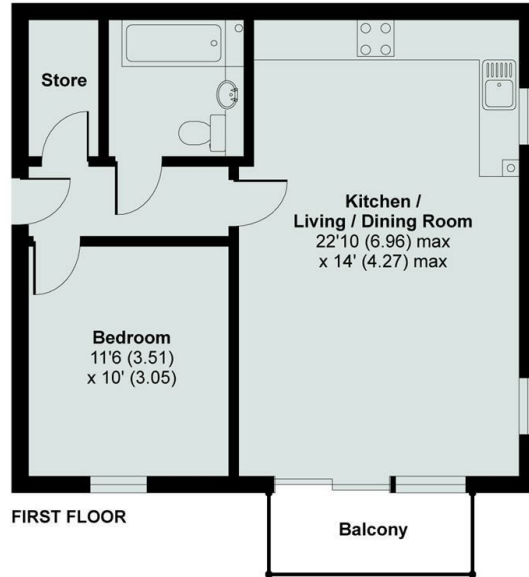


## 42d Wootton Road, Abingdon, Oxon, Abingdon, OX14 1JD

£1,250 PCM - 5th May 2026.

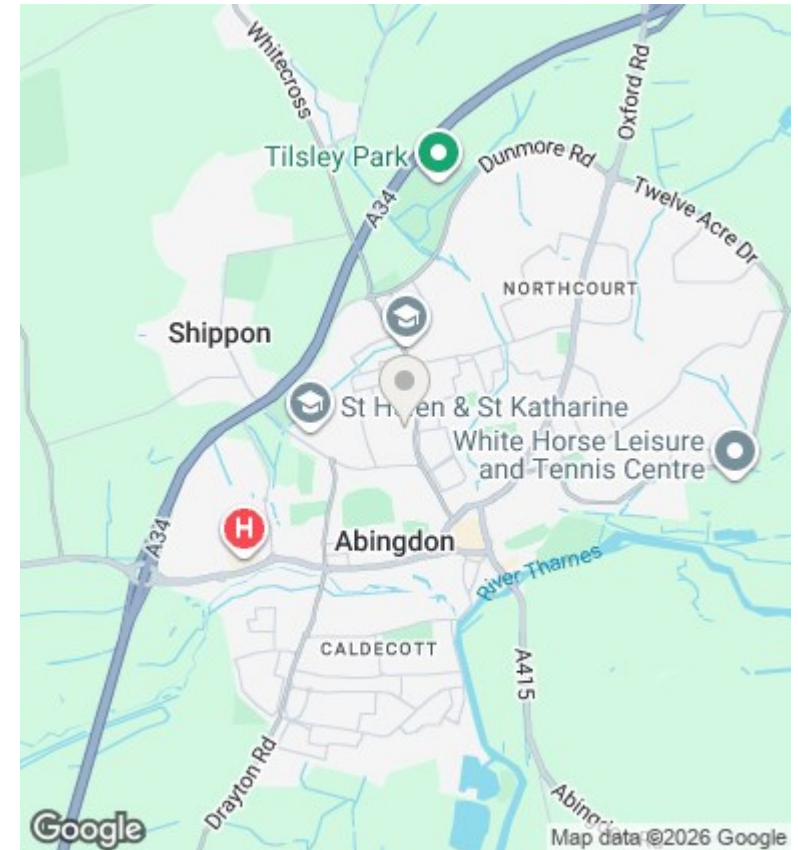
- First Floor APT
- Open Plan Living Room/Dining Room/Kitchen
- Walking Distance to Town Centre
- Unfurnished
- Balcony
- Gas Central Heating
- 559 SQ FT
- Parking Space for One Car
- Double Glazed
- Fully Fitted Kitchen

APPROX. GROSS INTERNAL FLOOR AREA 559 SQ FT 51.9 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2015 Produced for Thomas Merrifield REF : 33391



## Directions

## Viewings

Viewings by arrangement only. Call 01235 554950 to make an appointment.

## Council Tax Band

B

## EPC Rating:

B

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