



22 Geoffrey Barbour Road
Abingdon, Oxfordshire, OX14 2ES



JAMESGESNER
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**22 Geoffrey Barbour Road
Abingdon
Oxfordshire
OX14 2ES**

OIEO £300,000 FREEHOLD



Offered for sale with no onward chain, this generous two-bedroom semi-detached home occupies a popular residential location in the thriving market town of Abingdon. Requiring a degree of modernisation, the property presents an excellent opportunity for first-time buyers.

The accommodation comprises an entrance hall, cloakroom, spacious sitting room, kitchen/breakfast room, rear lobby, lean-to (requiring attention), two well-proportioned double bedrooms and a modern shower room.

Outside, the property enjoys a fully enclosed south-facing rear garden, predominantly laid to lawn with a patio area, providing an ideal space for relaxing or entertaining. To the front is a further garden together with a driveway providing off-road parking for two vehicles.

The property is freehold and connected to mains water, electricity, gas and drainage. Gas central heating is provided via a boiler which has been serviced annually.

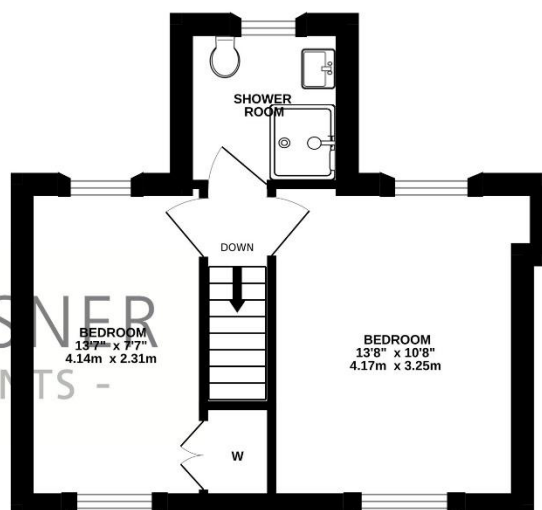
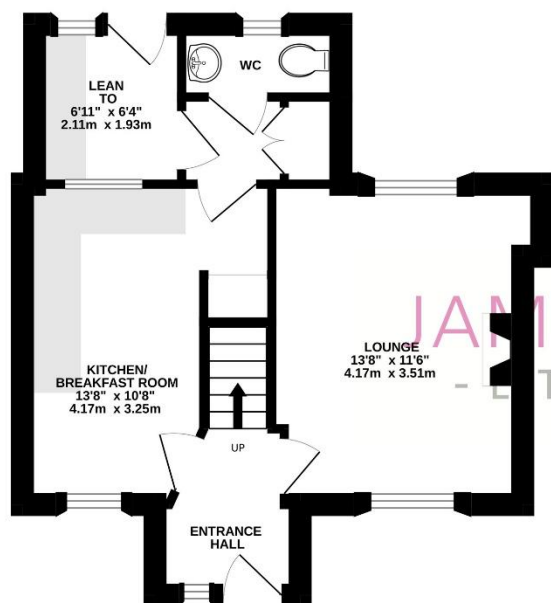
Abingdon is a historic market town offering an excellent range of amenities, including independent shops, high street retailers, Waitrose and Tesco supermarkets, together with an excellent choice of cafés, pubs and restaurants.

The town is particularly well regarded for its outstanding schooling, including St Helen & St Katharine, Abingdon School, The Manor Preparatory School and Our Lady's Abingdon. Excellent road links via the A34 provide easy access to Oxford, Didcot and the M4, while nearby Didcot Parkway offers fast rail services to London Paddington.



GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.

1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq.ft. (69.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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