

## Geoffrey Barbour Road, Abingdon, OX14

**£280,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 2

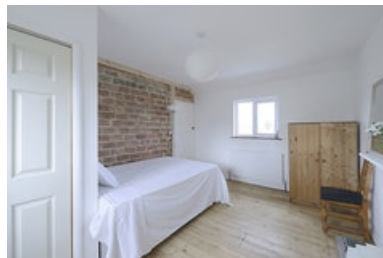
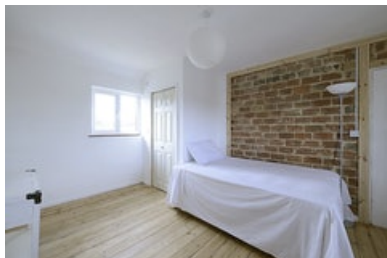
Lovely bright and airy 1920's built cottage-style house. Newly renovated by current owner. South facing gardens. Solid wood floors to Lounge and 2 bedrooms, have been sanded and treated. All 3 rooms having windows/French Doors, to front and rear aspect. Recent Cavity Wall

## Key features:

- Large Corner Plot
- Lovely Block-Paved and Gated Drive/Paths
- Open Fireplaces
- 2 Bathrooms
- Entirely New Electrics and Plumbing
- Full Double-Glazing in 2015
- Recently Built Porch
- 8-Minute walk to town centre
- New fencing to 3 sides
- Excellent Potential To Extend To Side Or Rear Aspect (S.T.P.P)

## Extra info:

- **Property Age:** 91 years
- **Council Tax:** Band B (£113.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



Lovely bright and airy 1920's built cottage-style house. Newly renovated by current owner. South facing gardens. Solid wood floors to Lounge and 2 bedrooms, have been sanded and treated. All 3 rooms having windows/French Doors, to front and rear aspect. Recent Cavity Wall Insulation making this a very heat-efficient home. Valliant Gas Boiler only 4 years old, provides full central heating.

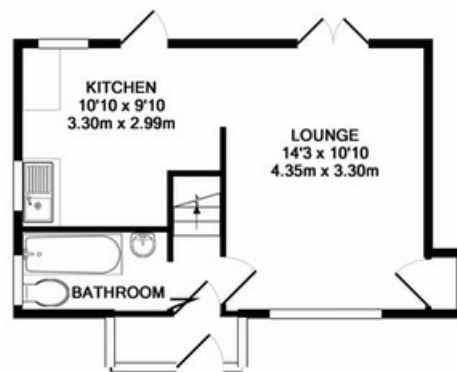
This property consists of a Kitchen/Diner, Lounge, and bathroom to the ground floor.

2 double bedrooms and a shower room ensuite, to the master bedroom on 1st floor.

Further benefits include, block paving to private gated driveway and paths. The front and side gardens measuring 15.24m x 13.41m. To the rear of the property, is a private sunny garden, with a recently installed Pavillion/Shed measuring over 4.5 metres in length.

Contact Housesimple today to arrange a viewing.

## Floor plan:



GROUND FLOOR  
APPROX. FLOOR  
AREA 334 SQ. FT.  
(31.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 315 SQ. FT.  
(29.2 SQ.M.)  
TOTAL APPROX. FLOOR AREA 649 SQ. FT. (60.3 SQ.M.)

## Energy Performance Certificate:

**Energy Performance Certificate**

**39, Geoffrey Barbour Road, ABINGDON, OX14 2ER**

<b>Dwelling type:</b> End-terrace house	<b>Reference number:</b> 0912-2812-7348-9198-5581
<b>Date of assessment:</b> 12 April 2018	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 12 April 2018	<b>Total floor area:</b> 61 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,741</b>
<b>Over 3 years you could save</b>	<b>£ 2,349</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 174 over 3 years	£ 174 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;">                     You could save £ 2,349 over 3 years                 </div>
<b>Heating</b>	£ 3,315 over 3 years	£ 1,060 over 3 years	
<b>Hot Water</b>	£ 252 over 3 years	£ 138 over 3 years	
<b>Totals</b>	<b>£ 3,741</b>	<b>£ 1,392</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th style="background-color: #0070c0; color: white;">(92 plus) A</th> <th style="background-color: #0070c0; color: white;">(81-91) B</th> <th style="background-color: #0070c0; color: white;">(69-80) C</th> <th style="background-color: #0070c0; color: white;">(55-68) D</th> <th style="background-color: #0070c0; color: white;">(39-54) E</th> <th style="background-color: #0070c0; color: white;">(21-38) F</th> <th style="background-color: #0070c0; color: white;">(1-20) G</th> </tr> <tr> <td colspan="6"></td> <td style="text-align: right;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #0070c0; color: white;">Current</th> <th style="background-color: #0070c0; color: white;">Potential</th> </tr> <tr> <td style="text-align: center;">36</td> <td style="text-align: center;">87</td> </tr> </table> </td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G							<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #0070c0; color: white;">Current</th> <th style="background-color: #0070c0; color: white;">Potential</th> </tr> <tr> <td style="text-align: center;">36</td> <td style="text-align: center;">87</td> </tr> </table>	Current	Potential	36	87	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 366
2 Change room heaters to condensing boiler	£3,000 - £7,000	£ 1,854
3 Flue gas heat recovery device in conjunction with boiler	£400 - £900	£ 60

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

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