



43 Southmoor Road

Oxford, OX2 6RF

PENNY & SINCLAIR

43 Southmoor Road, Oxford, OX2 6RF

DESCRIPTION

A charming four bedroom, mid terrace family home with a wonderful west facing garden leading down to the Oxford canal. The accommodation is arranged over four floors and benefits from a stunning upper floor open study enjoying the westerly views towards the canal and Port Meadow beyond. The accommodation comprises; entrance hall, sitting room, study and shower room on the ground floor, second reception, kitchen/breakfast room and bathroom on the lower ground floor, four bedrooms, bathroom and study area on the first and second floors. The garden has been beautifully designed with a decked area to the end of the plot taking full advantage of the picturesque canal setting. The property sits in the school catchment for Phil & Jim primary school, Cherwell secondary school, with a great choice of highly regarded independent schools within close proximity. There is residential permit parking for two cars and visitors permits issued in addition.

SITUATION

The property is situated in the Conservation area of Walton Manor, within walking distance of Port Meadow and the day to day shopping facilities of Walton Street including restaurants, bars and a cinema. Slightly further afield are the more comprehensive facilities of Oxford City centre and the new Westgate Shopping Centre, University departments and a range of schools for all ages. There are rail services to London Paddington and Marylebone in approximately one hour from Oxford mainline station and from the coach station at Gloucester Green there are frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports.

DIRECTIONS

From the Penny & Sinclair office in Summertown proceed south on the Banbury Road turning right into Moreton Road. At the end of the road turn left onto Woodstock Road. Take the fourth turning on the right into Farndon Road and at the end of the road turn left onto Kingston Road. Take the next turning right into Southmoor Place, right onto Southmoor Road and the property will be found on the left hand side.

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Penny & Sinclair's staff who has seen the property in order that you do not make a wasted journey.

SERVICES

All mains services are connected.

COUNCIL TAX

Council Tax Band 'G' amounting to £3,187 for year 2018/19. Tel: 01865 252870.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

LOCAL AUTHORITY

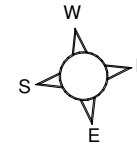
Oxford City Council
City Chambers
Queen Street
Oxford OX1 1EN
Telephone (01865) 249811.



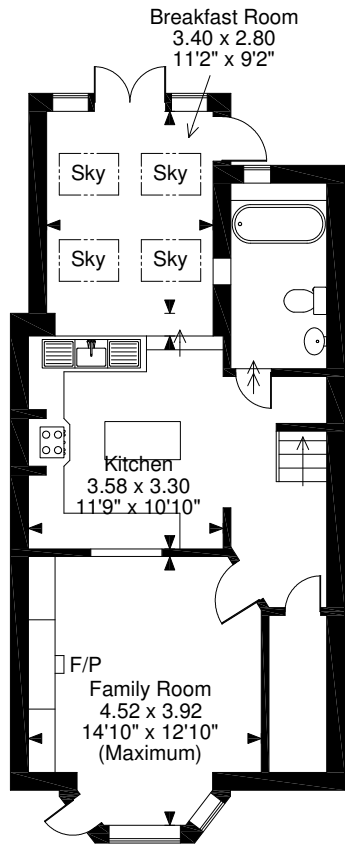
AGENTS CONTACT DETAILS



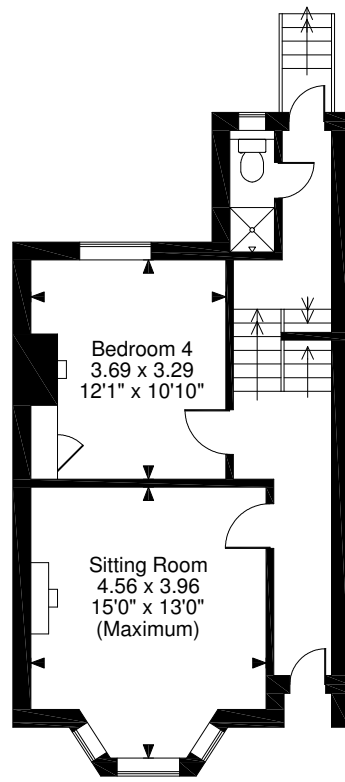
01865 318013
 Mayfield House, 256 Banbury Road,
 Summertown, Oxford, OX2 7DE
sales@pennyandsinclair.co.uk



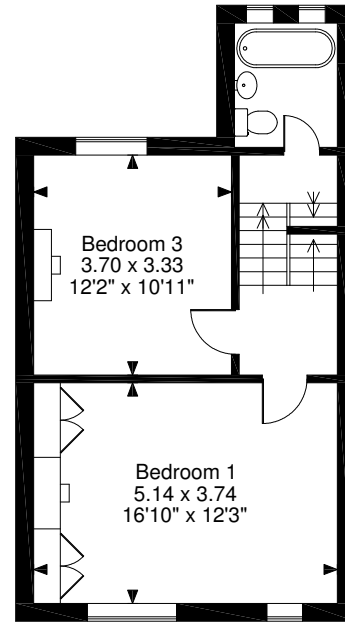
Approximate Gross Internal Area
1849 Sq Ft/172 Sq M



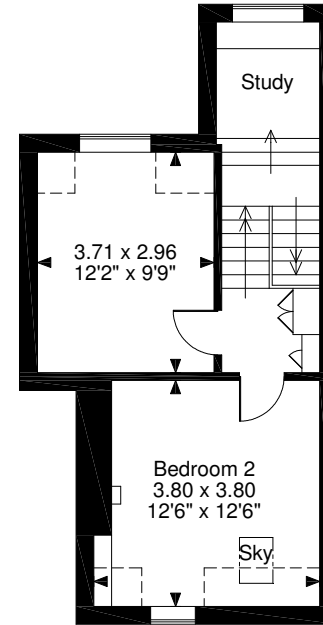
Lower Ground Floor



Ground Floor



First Floor



Second Floor

IMPORTANT NOTICE

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