



JCP

ESTATE AGENTS
OXFORD

Oswestry Road, New Hinksey

An attractive three bedroom property with recently fitted windows, off-street parking and garden studio, conveniently set in a side road in this fashionable location.

Entrance Hall | Sitting/Dining Room |
Kitchen | Three Bedrooms | Family
Bathroom | Rear Garden | Garden
Studio | Off-Street Parking

TENURE & POSSESSION

The Property is Freehold

LOCAL AUTHORITY

Council Tax Band D

Oxford City Council

Telephone: 01865 249811



DESCRIPTION & SITUATION

A smart bay fronted three bedroom terraced property that has been extended to provide a generous L-shaped kitchen leading on to a raised al-fresco deck which in turn overlooks the garden. The sitting room and dining room have been knocked through, providing a large open plan space. On the first floor is a landing, two double bedrooms, a further single bedroom and a well fitted bathroom. The windows have all been replaced with energy efficient anthracite double glazing. To the exterior, the front parking is on a block paved drive with brick walls either side. The rear garden is mainly laid to lawn and leads to a garden studio which has been well insulated and offers the perfect space to work from home with separate storage for garden tools etc. There is rear access to the property via a shared lane at the end of the terrace.

Oswestry Road is situated in the highly sought after New Hinksey, lying to the west of Abingdon Road and just over a mile south of Oxford's city centre, offering extensive facilities with the Westgate centre which has a flagship John Lewis store and other top retail outlets, a five screen cinema as well as numerous restaurants and bars. The area offers easy access to both the city, the countryside and the ring road. It is ideal for families with good primary schools and the highly regarded Hinksey Parks with outdoor swimming pool, tennis courts, splash park and playground nearby. The Happy Valley, Hinksey heights nature reserve, Hogacre common and Iffley meadows, are all in easy reach and provide good local access to the countryside. There are rail services to London Paddington in approximately one hour from nearby Oxford mainline station and from the coach station at Gloucester Green there are frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports.



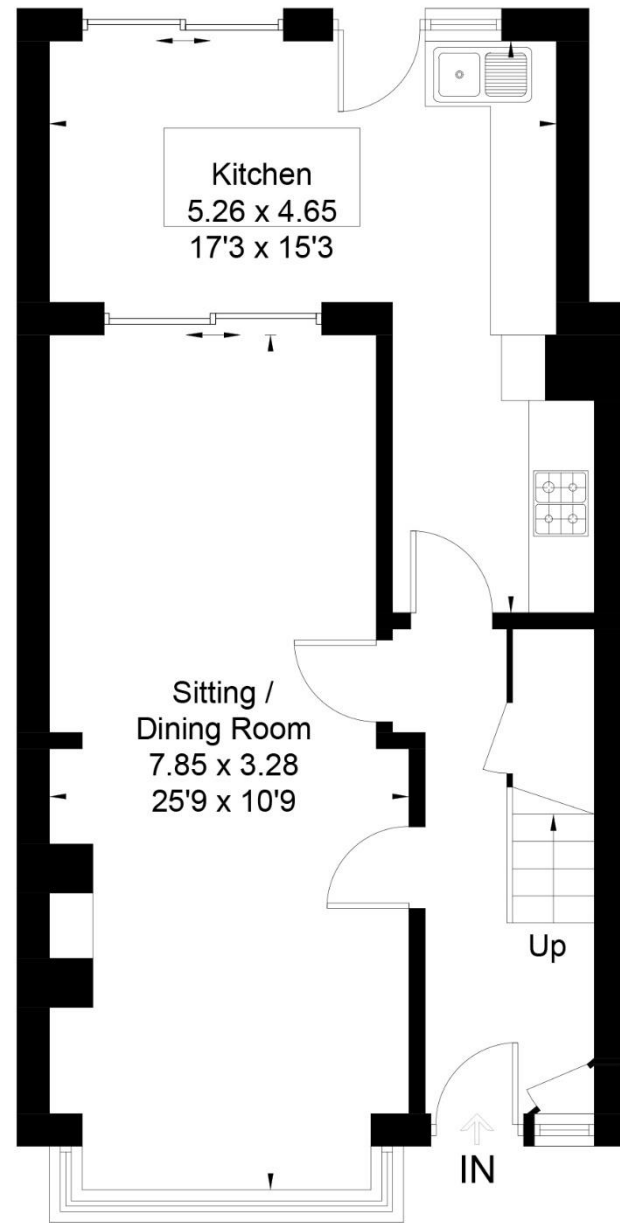
Approximate Floor Area = 88.1 sq m / 948 sq ft
 Outbuilding = 8.2 sq m / 88 sq ft
 Total = 96.3 sq m / 1036 sq ft



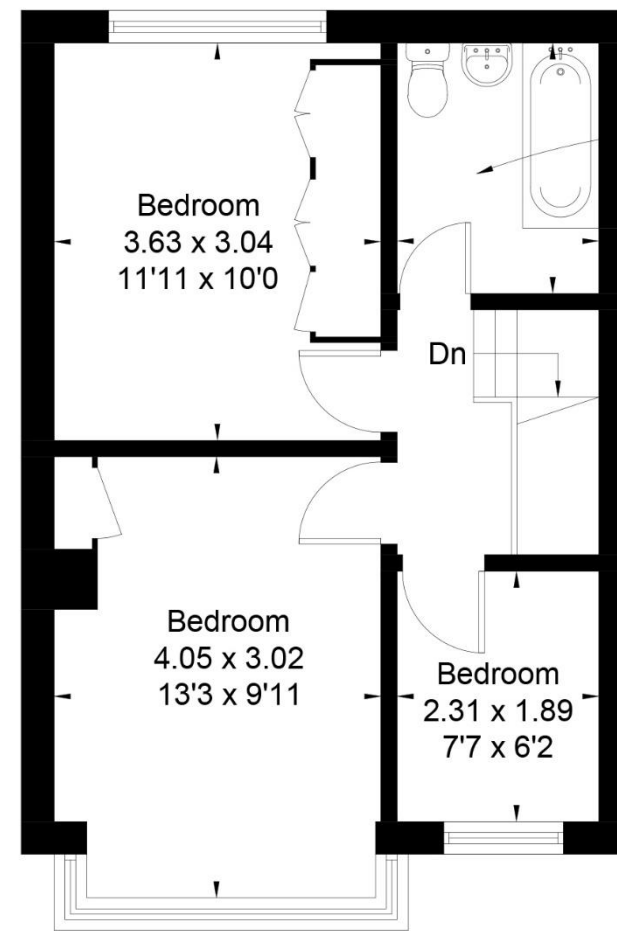
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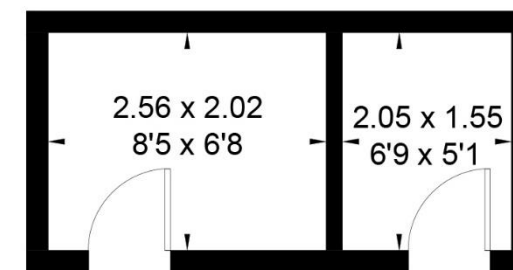
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Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)
Outbuilding

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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #63045

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	