



JCP

ESTATE AGENTS

O X F O R D



# Hawkins Street, Oxford, OX4 1YD

Guide Price £595,000

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An attractive Victorian home with south westerly rear garden, set in a popular side street in this convenient and vibrant fashionable neighbourhood.

Attractive Victorian Home | Popular Side Road in Vibrant and Fashionable Location | No Onward Chain | Entrance Hall | Through Sitting/Dining Room | Kitchen | Three Bedrooms including Large Loft Bedroom & Upstairs Bathroom | Front and Rear South West Facing Garden | Residents Parking Zone |

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## TENURE & POSSESSION

The Property is Freehold

## LOCAL AUTHORITY

Council Tax Band C

Oxford City Council

Telephone: 01865 249811





## DIRECTIONS & SITUATION

The property has a front garden and the front door leads to an entrance hall into a through sitting/dining room with kitchen to the rear. Off the first floor landing there are two bedrooms and a bathroom. The loft has been converted to provide a spacious third bedroom with views over a south west facing rear garden. The property is offered for sale with no onward chain. East Oxford operates a residents parking scheme.

The property is well situated in a side street on the east side of the city in the fashionable and vibrant location of East Oxford with its eclectic range of shops, bars, cafés, restaurants and other facilities. The area enjoys good access to the city centre, with frequent bus services, Oxford University with its constituent colleges and departments, Oxford Brookes University, various renowned hospitals, state and private schools, business parks and the ring road and motor way network.





Approximate Floor Area = 97.8 sq m / 1053 sq ft



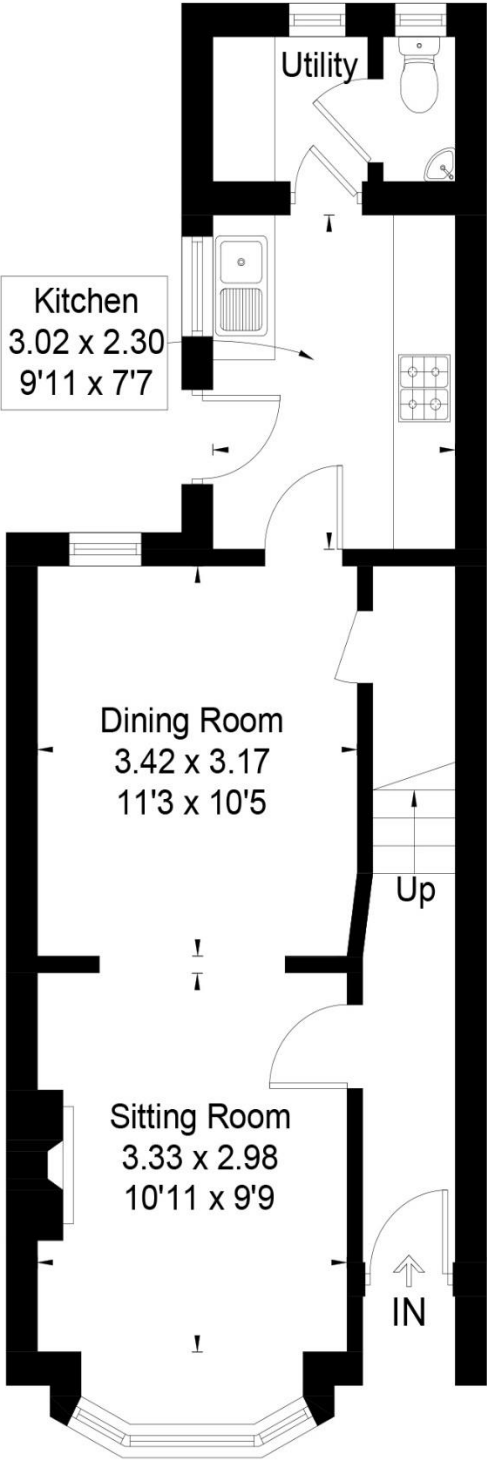
James C. Penny Estate Agents

Sales | Lettings | Acquisitions | Management

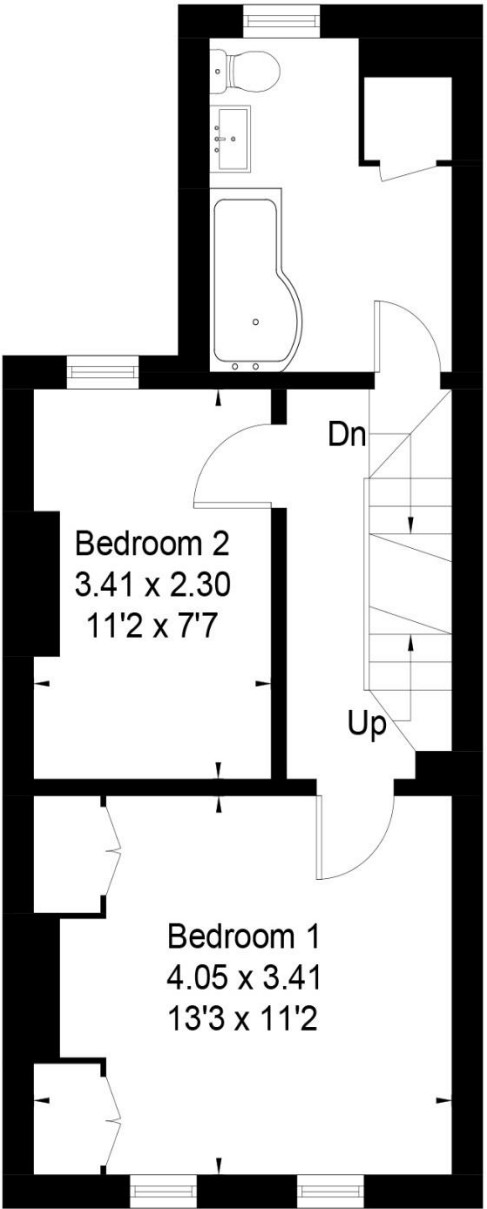
Central North Oxford  
113 Walton Street, Oxford, OX2 6AJ  
Tel: 01865 55 44 22

Email: northoxford@jcpestateagents.co.uk

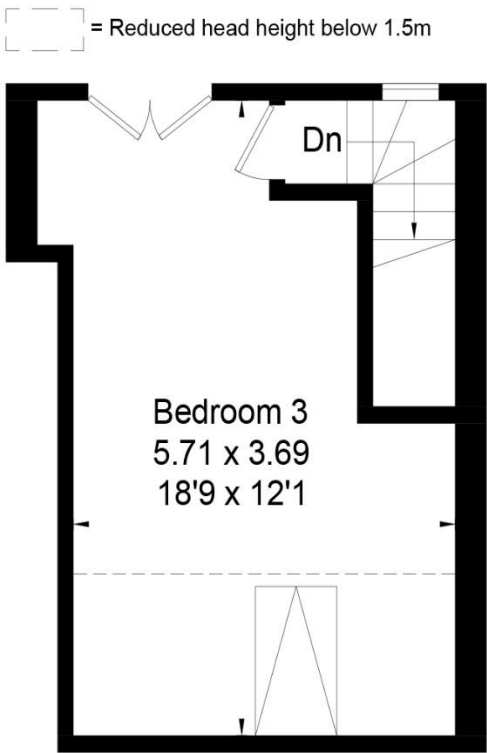
East Oxford  
251 Cowley Road, Oxford, OX4 1XG  
Tel: 01865 72 11 22  
Email: eastoxford@jcpestateagents.co.uk



Ground Floor



First Floor



Second Floor

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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 #91965

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	