



96 St. Johns Road, Tackley, OX5 3AR
£435,000 Freehold

THOMAS
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SALES LETTINGS



The Property

A truly stunning extended 2 double bedroom detached bungalow having been the subject of considerable modernisation and improvements by the current owners to be presented in excellent decor.

The accommodation has been re-modelled to create modern open plan living and comprises: Hallway/utility area with walk in storage cupboard with plumbing and waste to be turned into a cloakroom, access to the open plan living space with newly fitted kitchen and built in appliances, double doors and single casement door to rear garden. An internal hallway leads to 2 double bedrooms and a modern shower room and with access to a fully boarded loft with drop down ladder and where the boiler is housed.

Outside there is a pleasant rear garden with patio area, lawn, vegetable plots and greenhouse with detached double garage (no vehicle access), pedestrian access leading to the front with front lawned garden and driveway parking for 2 cars. An internal inspection is highly recommended.

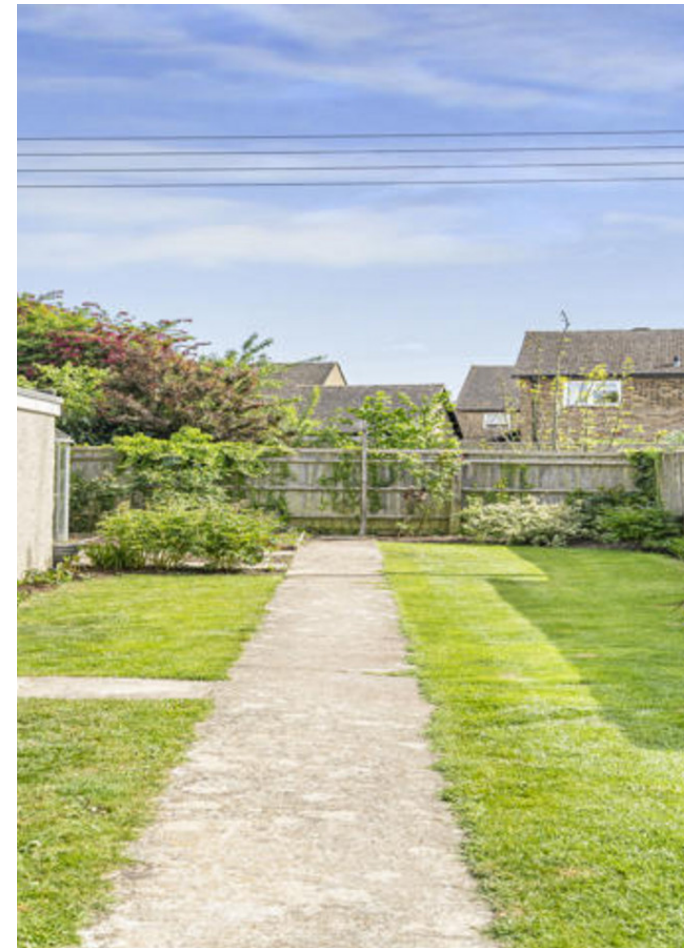
Additional information to note:

- All mains services are connected
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates limited voice and data mobile reception inside the property with all networks, with likely mobile voice and data outside.

EPC Rating: C

Council Tax Band: D





Key Features

- Extended Detached Bungalow
- 2 Double Bedrooms
- Modern Open Plan Accommodation
- Newly Fitted Kitchen
- Newly Fitted Shower
- Good Size Garden
- Gas Heating to Radiators
- Gravelled Driveway. Parking for 2 Cars.
- Highly Sought After Village
- No Chain

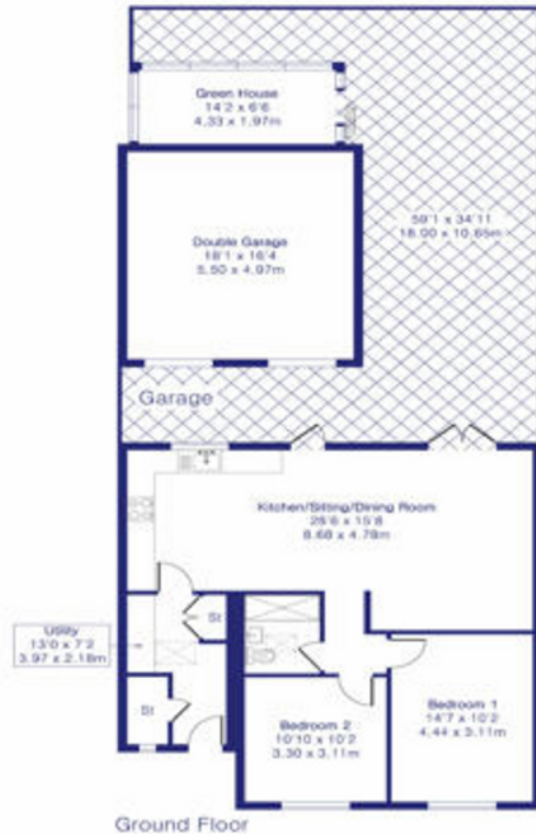
The Location

Tackley is a pretty and sought after village set c.9 miles North of Oxford. It offers excellent local facilities including a village green, community shop with post office, a church, primary school and a village pub which serves food. It also benefits from a railway station running services to London, Banbury and Oxford and the new Oxford Parkway Railway Station now open close by at Water Eaton, Kidlington will benefit local residents even further travelling to London. The M40 (J.9) is within 8 miles, giving access to London and the Midlands and there is a bus service to Banbury and Oxford.

Approximate Gross Internal Area 1246 sq ft - 116 sq m

Ground Floor Area 851 sq ft – 79 sq m

Garage Area 395 sq ft – 37 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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