



THOMAS  
MERRIFIELD  
SALES LETTINGS

24 Vicarage Road,  
Oxford, OX1 4RB

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A charming three-bedroom Victorian property with a 50' (15.5m) garden situated in this popular Road in South Oxford.

- Sitting room
- Kitchen/dining room
- Downstairs bathroom
- Wood burning stove
- First floor two bedrooms
- Second floor bedroom
- Rear garden
- Council Tax Band: D
- EPC Rating: D

The well proportioned accommodation comprises, sitting room to front aspect, kitchen/dining room with wood burning stove and doors opening onto the garden and bathroom. On the first floor there are two bedrooms and the third bedroom can be found on the second floor.

Outside there is an attractive enclosed rear garden.

According to Ofcom, Superfast & Ultrafast broadband is available and mobile voice and data coverage is likely indoors and outdoors with certain providers. Gov.uk website shows a high risk of flooding from rivers. However, we understand from the owner that the property has not been flooded during their ownership in the past 8 years. Mains electricity, gas, water and drainage are all connected.

**Guide Price £469,950 Freehold**





New Hinksey and Grandpont offer a range of local services and amenities including two primary schools, Hinksey Park and outdoor swimming pool, public houses, Post Office and a Tesco metro store.

There is easy access to the Oxford Ring Road/Southern By-pass approximately half a mile away giving access to the A34 and numerous bus services to central Oxford, Abingdon and other parts of the city. Oxford Railway Station is approximately 1.5 miles to the north offering a fast service to London Paddington of approximately 60 minutes.



**Approximate Gross Internal Area 849 sq ft - 78 sq m**

Ground Floor Area 419 sq ft - 39 sq m

First Floor Area 264 sq ft - 24 sq m

Second Floor Area 166 sq ft - 15 sq m



Ground Floor



First Floor

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