



P Mon - Sat
8am - 8pm
Permit holders SE
or
2 hours
No return
within 2 hours

THOMAS
MERRIFIELD

SALES LETTINGS

22 Lincoln Road,
New Hinksey, Oxford, OX1 4TB

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An impressive 1920s, box-bay semi-detached house with off-street parking and large garden situated in this sought after South Oxford road.

- Entrance hall
- Living room and dining room
- Kitchen
- Conservatory with doors to the garden
- First floor two bedrooms
- Study and family bathroom
- Master bedroom and en-suite
- Off street parking and gated access to rear garden
- Council Tax Band: D
- EPC Rating: E

The accommodation comprises entrance hall, sitting room to front aspect, dining room with doors opening onto the rear patio, kitchen overlooking the rear garden and door to conservatory with doors accessing the rear patio area and garden. First floor, two double bedrooms, study and family bathroom and on the second floor master bedroom with en-suite.

Outside, front garden, block paved area providing off-street parking and gated side access to the rear garden being mainly laid to lawn.

According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is good indoors and outdoors.

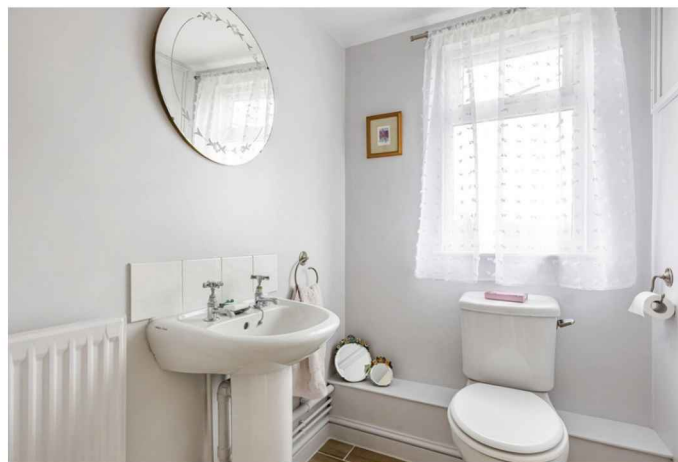
Guide Price £695,000 Freehold





Lincoln Road is a popular residential side road circa 1 mile south of Oxford City Centre in the New Hinksey area of Oxford.

The area has a range of amenities, including a local shop and pub, a short walk to both the Oxford city centre, as well as the Redbridge Park and Ride. The Eastern and Southern By-Pass are also less than half a mile from the property making it ideal for those commuting in and out of Oxford. The renowned Hinksey Park and Hinksey Lake as well as the river Thames are also a short walk from the property.

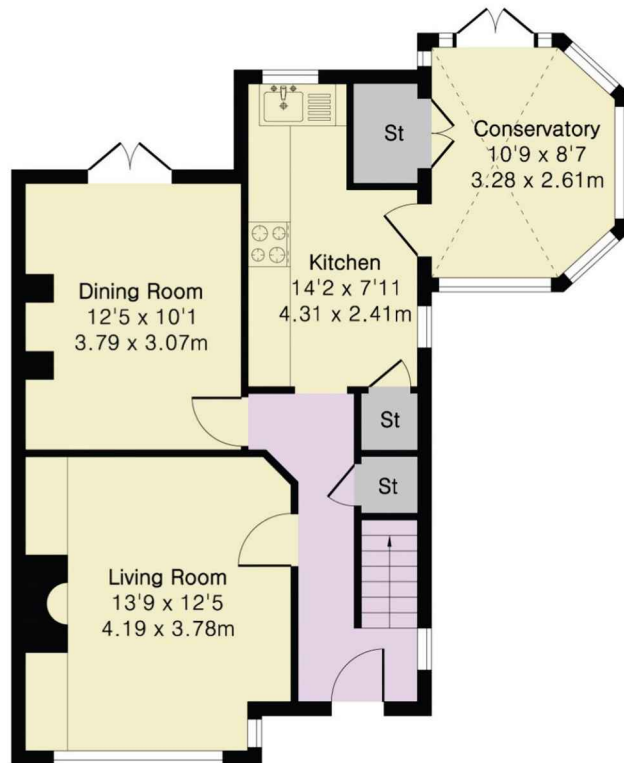


Approximate Gross Internal Area 1345 sq ft - 125 sq m

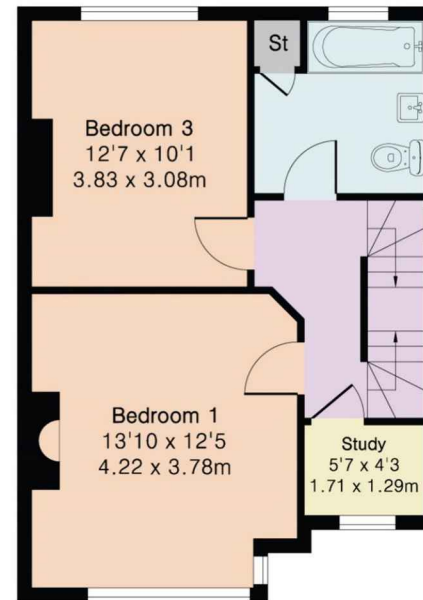
Ground Floor Area 596 sq ft – 55 sq m

First Floor Area 461 sq ft – 43 sq m

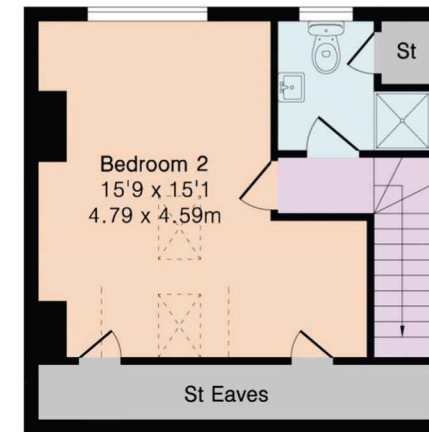
Second Floor Area 288 sq ft – 27 sq m



Ground Floor



First Floor



Second Floor