



THOMAS
MERRIFIELD
SALES LETTINGS

73 Home Close,
Wolvercote, Oxford, OX2 8PT

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An extended three-bedroom semi-detached house situated in this popular cul-de-sac in the sought after village of Wolvercote.

- Entrance hall
- Office with patio doors to the garden
- Sitting room with bay window
- Dining/family room with doors to the garden
- Kitchen and utility room
- Cloakroom
- Three bedrooms
- Bathroom and separate WC
- Off-street parking and enclosed rear garden
- Council Tax Band: D. EPC Rating: D

The spacious and well planned accommodation comprises, entrance hall with stairs rising to the 1st floor, office with window to front aspect and patio doors to the rear garden, sitting room with bay window to front aspect, dining/family room with roof light and doors opening onto the rear garden, kitchen with base wall units, gas boiler for central heating and hot water, door to utility room with door to garden and separate cloakroom. First floor three bedrooms, bathroom and separate WC.

Outside, enclosed front garden and block paved, providing off-street parking, rear garden being laid to lawn enclosed and benefiting from a south westerly aspect.

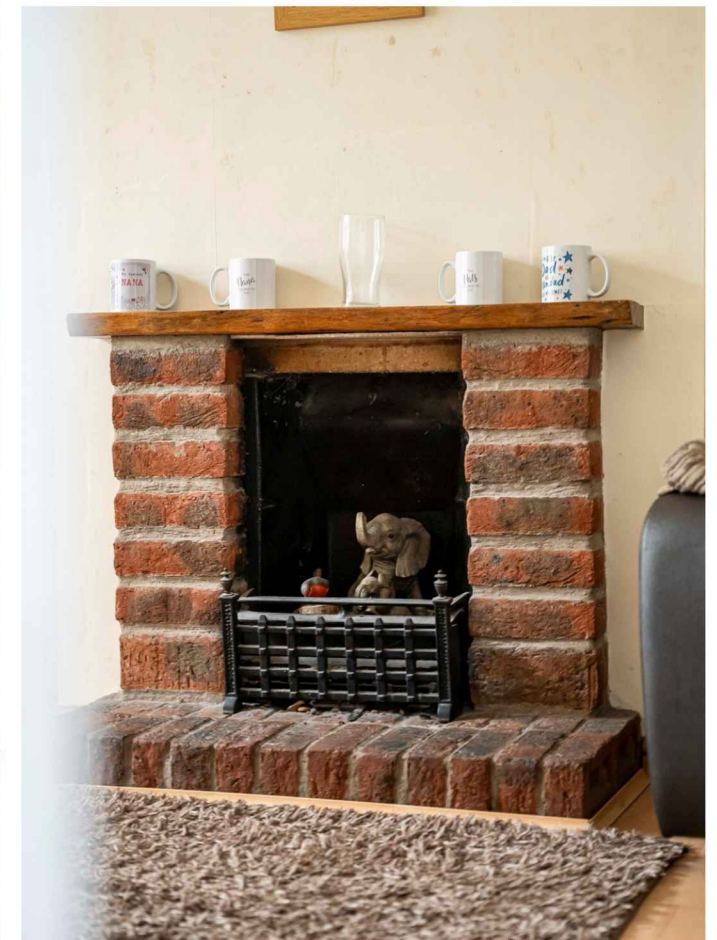
Guide Price £625,000 Freehold





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

Wolvercote's unique location lying on the edge of Port Meadow gives it the benefit of having a distinctly rural feel and yet being only minutes drive of Summertown. The village itself has a thriving community and still retains amenities including several public houses, a post office and store, primary school and village hall. Summertown offers a wide range of shops and services with Oxford City just 2 miles away. Recreational facilities can be found at Nuffield Leisure, North Oxford Golf Club and North Oxford Tennis Club.



Approximate Gross Internal Area 1132 sq ft - 105 sq m

Ground Floor Area 714 sq ft – 66 sq m

First Floor Area 418 sq ft – 39 sq m

