



Riverside Road, Central Oxford, OX2

Guide Price £975,000

FORTNUMS
ESTATES

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This four bedroom property has been designed to create a spacious and stunning family home. The property has been finished to a high specification throughout and the installation of several eco features contribute to both the energy efficiency and significantly reducing the utility costs. There has been a focus on the environmental impact of this property during the planning stages which has successfully resulted in an EPC rating A. The accommodation comprises; entrance hall, cloakroom, utility room, sitting room and open plan kitchen/breakfast room with Neff appliances and bifold doors leading to the rear garden which offers a raised deck area and lawn. The first floor offers an en suite double bedroom, two further bedrooms and the family bathroom. The main bedroom is located on the second floor with an en suite shower room and beautiful, green views over the tree tops and nearby park. The property offers 12 solar panels and a FOX Hybrid inverter, a 3000l rainwater harvesting system which is filtered and services the washing machine, bathrooms and toilets significantly reducing the use of mains water. There is a heat pump system which is used for both the central heating and water heating.

EPC rating A

Situation

Situated just west of Oxford city centre, this property is perfectly located for those working in Oxford city centre or needing to commute into London. The station and Oxford city centre are both within easy walking distance. There is a Waitrose superstore within a short walk of the house and a wonderful park 20m away. The Perch and Port Meadow are located at the end of Binsey Lane and also a short walk from the property offering a wonderful historic pub offering exceptional food and beautiful, open country walks into Port Meadow connecting with North Oxford.





Viewing Arrangements

Viewings will be accompanied by a member of staff from Fortnums Estates.

Tenure & Possession

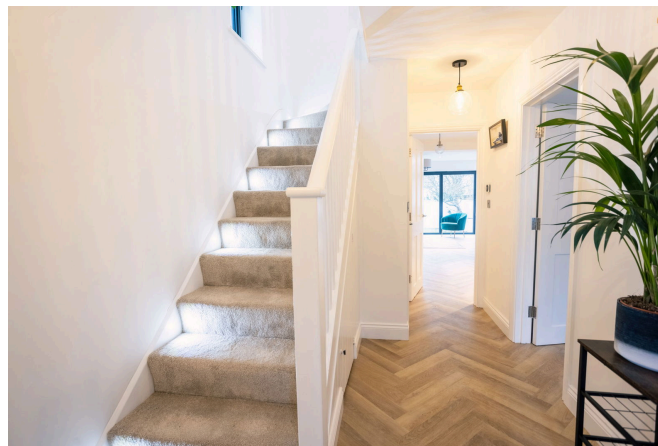
The property is freehold and is offered for sale with no onward chain.

Services

All mains services are connected.

Fixtures & Fittings

Certain items may be available by separate negotiation with Fortnums Estates



Local Authority

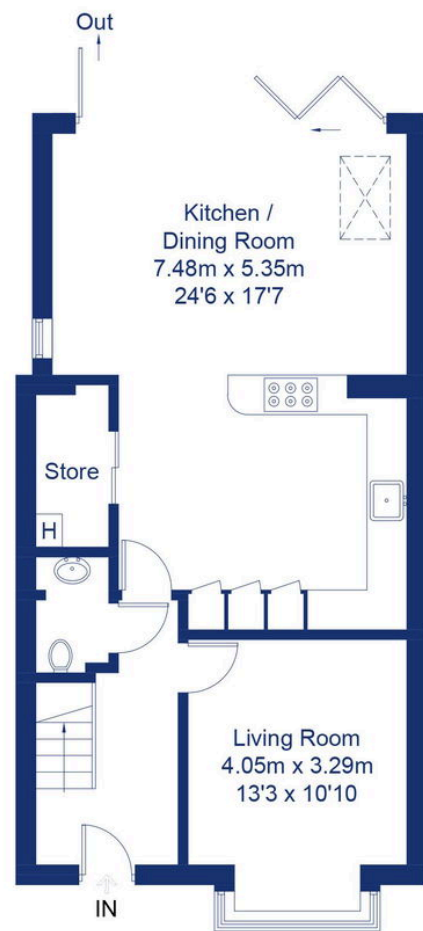
Oxford City Council
109 St. Aldate's
Oxford, OX1 1DS

Tel: 01865 249811

Advisory notes

Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order. A buyer must confirm the information is correct and be verified by their own solicitors and not rely on the information within these particulars. The measurements supplied for the floorplan are for general guidance. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.





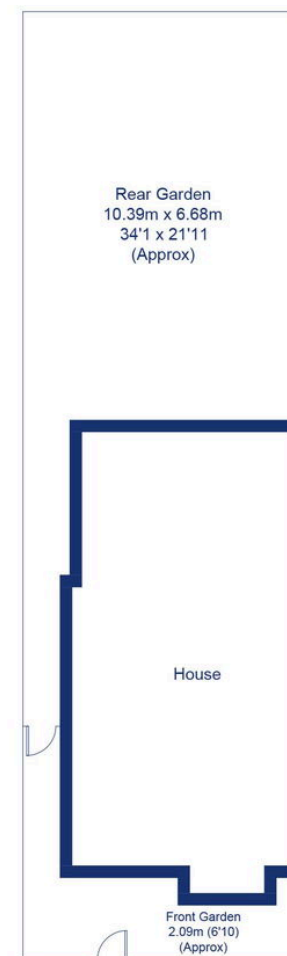
Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied for the floorplan are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.