

# William | Jones

Estate Agents



## 5 Hobby Court Oxford

£1,400 Per

Welcome to Hobby Court, Oxford - a charming semi-detached house that could be your next dream home! This lovely property boasts a spacious 980 sq ft of living space, perfect for comfortable living.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing with family or entertaining guests. The house features two well-appointed bedrooms, offering plenty of space for a growing family or for guests to stay over.

The family bathroom is conveniently located to serve both bedrooms, while the master bedroom enjoys the luxury of an ensuite with a shower and sink - perfect for those busy mornings.

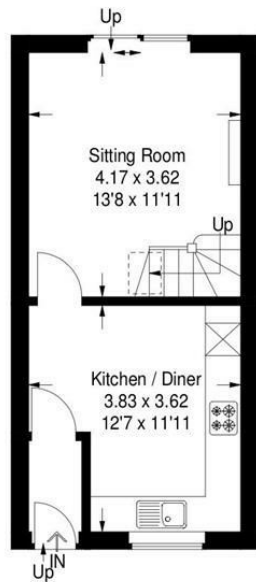
Parking will never be an issue with space for two vehicles and a garage for additional storage or parking. The outdoor space includes a delightful garden, providing a tranquil retreat for outdoor gatherings or simply enjoying a cup of tea on a sunny day.

Built in 1995, this property combines modern convenience with homely charm. Don't miss the opportunity to make this house your own and enjoy all that Hobby Court has to offer. Book a viewing today and step into your future home in Oxford!

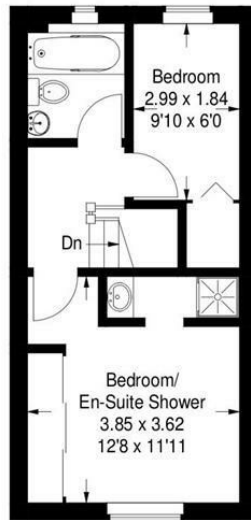


# Hobby Court, Oxford

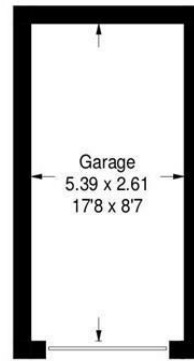
Approximate Gross Internal Area = 59 sq m / 635 sq ft  
 Garage = 14 sq m / 151 sq ft  
 Total = 73 sq m / 786 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Garage

= Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale.



| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>88</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>73</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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