



Pinnocks Way, Headington

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Situated in the established Pinnocks Way area of Botley, an older style three-bedroom semi-detached house which benefits scope to enlarge subject to planning permission. Note the property is sold with no onward chain and does require a programme of modernisation throughout.

In brief the property comprises the following: entrance hall, semi open plan living/dining room and kitchen with a separate WC. The first floor offers three bedrooms and the main family bathroom. Externally there are front and rear gardens with an area of hardstanding for off road parking.

Local services in Botley are only 0.7 miles away, and include a post office, ATM, library, supermarkets and convenience stores, florist, newsagent, doctors' surgery, dentist,

optician, and vet. There are regular bus services to the city centre, and Oxford Rail station, from which there are connections to London every 30 mins (journey time to Paddington 55 mins).

The Botley Interchange of the Oxford ring road, which gives immediate access to the A34, A420 and the wider road and motorway network of the M40 and M4.

Entrance Hall

Double glazed window to the side aspect, electric heater, stairs to the first floor.

Sitting/Dining Room

13' 1" x 23' 3"

Double glazed windows to front and rear aspects, TV point, open fireplace electric heater.

Kitchen

8' 7" x 9' 6"

Double glazed window to the side aspect, fitted with a selection of floor and wall units, inset sink unit, door to rear.

Cloakroom

Outside style toilet with a high level WC, exposed brickwork and window to the rear aspect.

Landing

Double glazed window to the side aspect, loft access, electric heater, airing cupboard.

Bedroom 1

10' 4" x 12' 3"

Double glazed window to the rear aspect, electric heater, built in wardrobe.

Bedroom 2

9' 7" x 12' 3"

Double glazed window to the front aspect, electric heater, built in wardrobe.

Bedroom 3

6' 7" x 10' 5"

Double glazed window to the rear aspect, electric heater.

Bathroom

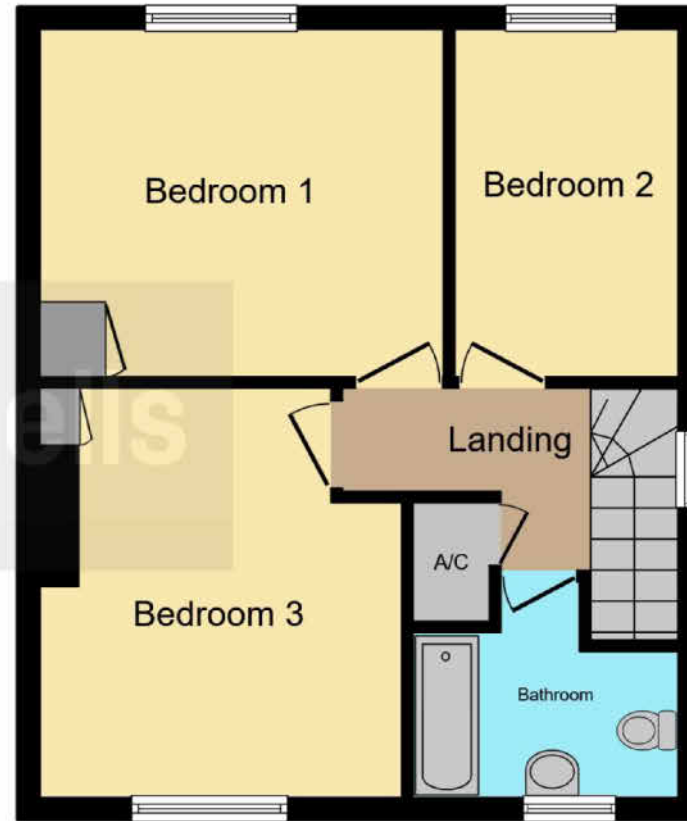
Double glazed window to the front aspect, fitted white suite comprising a low level WC wash hand basin and bath.







Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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An older style three bedroom semi-detached house that benefits from a generous plot, off road parking all within this well regarded area of Botley. Please note the property does require modernisation and is sold with no onward chain.

Price

£350,000

Tenure: Freehold

EPC Rating: E

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To view this property please contact us on

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