



Norham Gardens, North Oxford

Connells

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An idyllic location for this two-bedroom lower floor garden apartment forming part of this Victorian conversion dating back to the late 1800's, boasting its own independent entrance as well as a private garden.

In brief the light and airy accommodation leads from the centrally positioned entrance hall with the box bay fronted sitting room to the rear, with the kitchen/dining room adjacent. The master bedroom wouldn't look out of place featured in a Laura Ashley photo shoot with the large bay window and ensuite, bedroom two is a good size and served by the principal bathroom. Externally allocated parking to the front with gated side access to the mature and private gardens with a summerhouse. The property is situated in Norham

Gardens, one of the most sought-after residential streets in the North Oxford Victorian Conservation Area. Located just east of the Banbury Road and just north of the University Parks, the house is within striking distance of the city centre, museums, colleges, and University faculties as well as the shops, bars, and restaurants of North Parade, Summertown.

Entrance Hall

Box bay to window to the rear and side, cloaks cupboard, wood flooring, utility cupboard.

Sitting Room

15' 2" x 14' 4"

Box bay window to the rear aspect, wood flooring, radiator, TV point.

Kitchen/Dining Room

13' 10" x 8' 6"

French doors leading to the private garden, Fitted with a selection of cottage style floor and wall units, built in oven/hob/extractor. Space and plumbing for a dishwasher, tiled floor, wall mounted gas boiler.

Bedroom 1

17' 4" x 16' 1"

Stunning bay window to the front aspect, wood flooring, radiator, built in wardrobes.

Ensuite Shower Room

Sash window to the front aspect, four piece suite comprising a low level WC, bidet, vanity washhand basin and a separate shower cubicle. Heated towel rail.

Bedroom 2.

10' x 7' 9"

Sash window to the side aspect, Wood flooring, radiator.

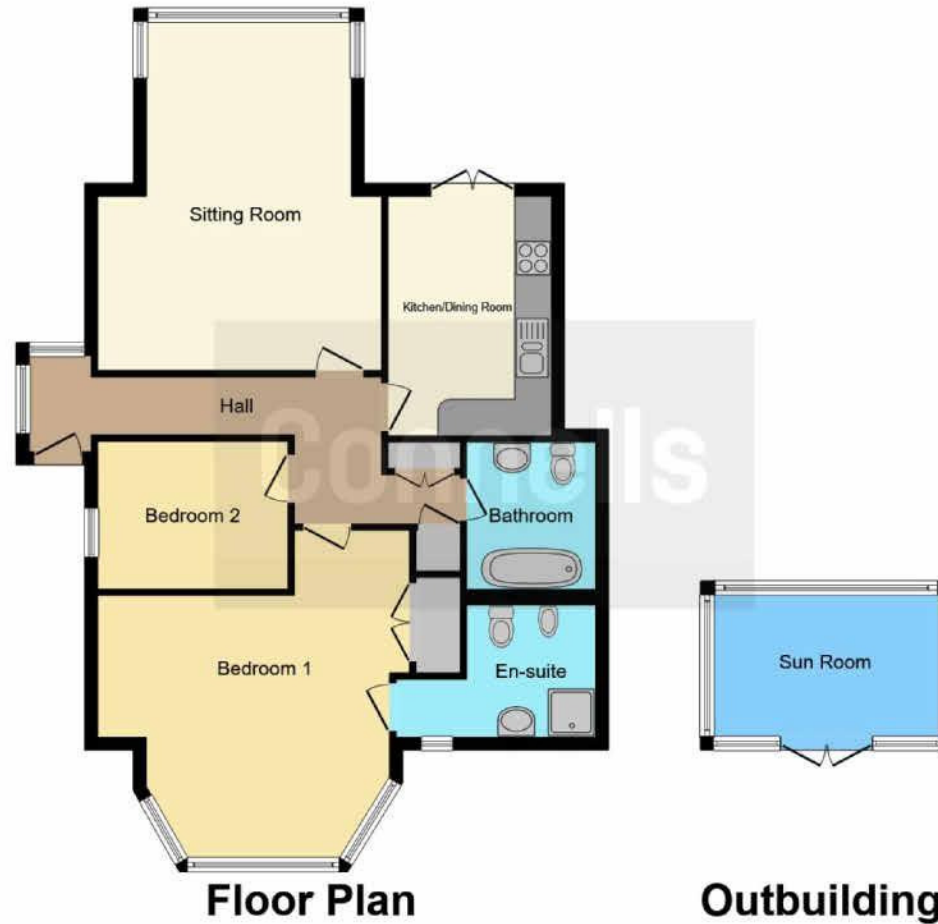
Bathroom

Suite comprising a low level WC, pedestal wash hand basin, roll top free standing bath, Tiled floor and an extractor fan.

Summerhouse







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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A two double bedroom lower ground floor apartment forming part of a Victorian conversion dating back to the late 1800's, located in one of Oxford's most sought-after side Roads. An abundance of character and a stunning location, what more could you ask for!

Starting bid

£725,000

Tenure: Freehold

EPC Rating: D

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To view this property please contact us on

01865 763 501

or email headington@connells.co.uk

129-131 London Road, Oxford, Oxfordshire OX3 9HZ

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