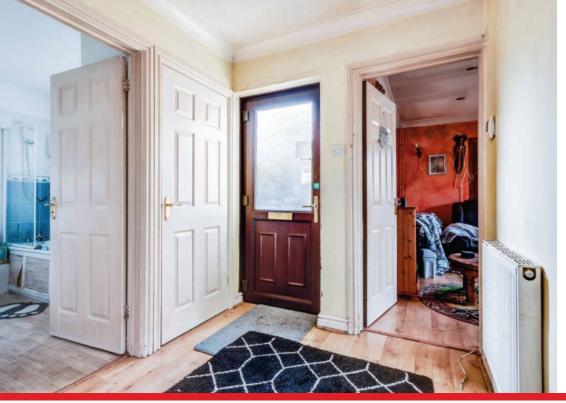


Godstow Road, Wolvercote







Godstow Road, Wolvercote

Starting bid £420,000.

Situated in the heart of Wolvercote village within a close distance to Oxford city centre is this unique detached bungalow. The property has a private driveway leading to the residence with dedicated parking which can accommodate three cars and wrap around garden.

Internally the property consists of lounge, kitchen, two bedrooms, bathroom and ensuite to master. The property also has an additional reception room converted from the previous garage. Of note, are the additional 3.5Kwh solar panels attached to the roof.

Wolvercote is situated just outside of Oxford city centre and has beautiful canal

walks and a highly rated public house with riverside dining. Schools, bus routes and road links are also a good benefit to this location. Viewing is advised.

Entrance Porch

Radiator. Cloakroom.

Entrance Hall

Loft hatch

Lounge

12' 8" x 12' 3"

Windows with shutters. Radiator. Dimmable lights. Sliding doors to the garden.

Kitchen

9' 7" x 9' 4"

Gas hob. Oven. Inbuilt dishwasher. Inbuilt fridge. Washing machine.

Bedroom 1

12' 2" x 11' 8"

Radiator. En suite. Window. Walk-in wardrobe. Light. Low energy LED Inbuilt ceiling lights.

En Suite

Sink. Standing shower cubicle. Low energy LED ceiling lights. Radiator. Mirror light. Toilet.

Bedroom 2

12' 8" x 9' 2"

Cupboard. Window. Low energy LED ceiling lights. Radiator.

Annex

19' 5" x 8' 1"

Wood effect panel flooring. Loft hatch. Double plastered walls. Door to the front garden. Glazed window.

Front Garden

Vegetable patches. Tiled patio floor.

Rear Garden

Garden shed. Outside tap. Astroturf. Gravel. Water feature (Fountain).

Parking

A spacious area off-street completely laid in imprinted concrete. Space for three cars.





Special Features

Solar panels. All windows double glazed. Downlights throughout the property are low energy LED.



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



Godstow Road, Wolvercote

Located within one of Oxfordshire's most sought-after village, an individual detached 2/3 bedroom home ideally located within minutes of the Oxford Ring road. The property would be in ideal 2nd home or for somebody looking to downsize.

Starting Bid

£340,000

EPC Rating: B Council Tax Band: D Tenure: Freehold



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

CONNELLS.CO.UK





^{3.} The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





^{1.} MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.