

44 PORTLAND ROAD
SUMMERTOWN

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44 Portland Road

Oxford, OX2 7EY

44 Portland Road is a unique detached home located a stone's throw from the Summertown shopping parade. The property requires updating throughout and offers potential for extension and refurbishment (STPP). It comes to the market with no onward chain.

The ground floor of the property features three reception rooms including a living room which makes use of the turret windows to flood the space with natural light. To the rear is a kitchen which offers views of the garden.

On the first floor are four double bedrooms and a family bathroom. At the rear of the property is a leafy garden with multiple mature trees.

There is a garage for off-street parking and a workshop adjacent to the kitchen. There is an additional garden to the front of the property.

A fantastic opportunity to create an ideal family home in the heart of Summertown.



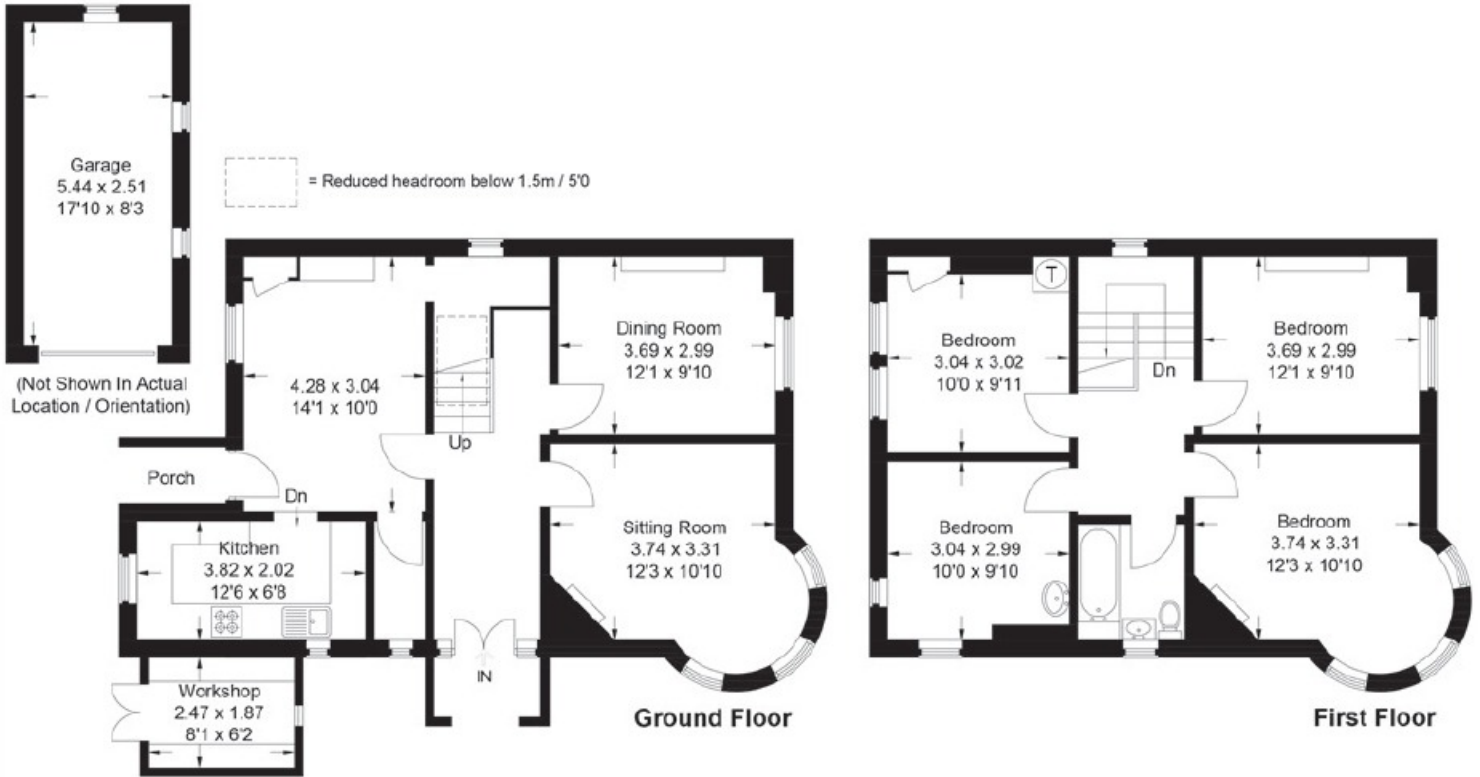
South Facing

Guide Price: £1,000,000

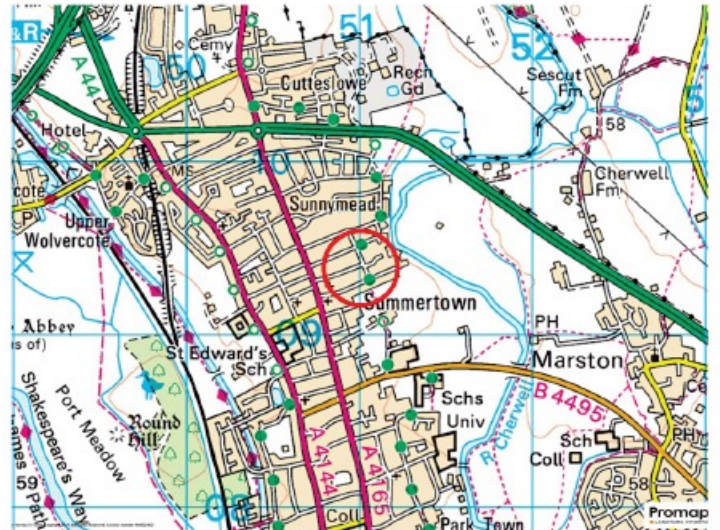
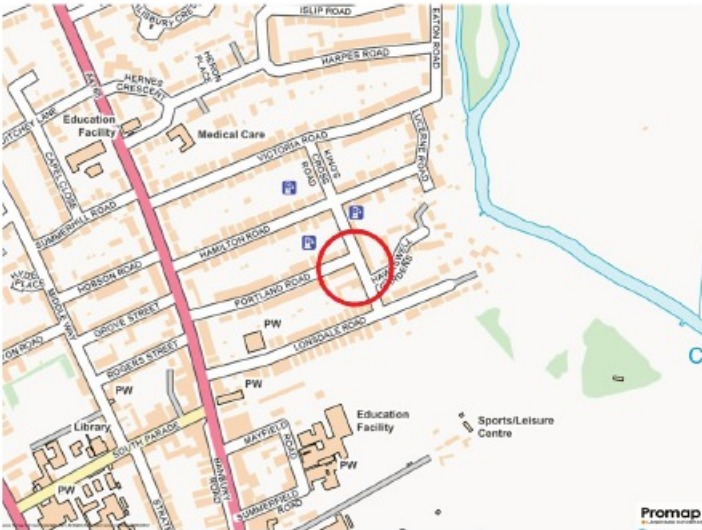




Ground Floor = 63.2 sq m / 680 sq ft
 First Floor = 59.3 sq m / 638 sq ft
 Garage = 13.8 sq m / 149 sq ft
 Workshop = 4.5 sq m / 49 sq ft
 Total = 140.8 sq m / 1,516 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Council Tax:
Band G

Parking
Driveway Parking

Local Authority
Oxford City Council

44 Portland Road
OXFORD
OX2 7EY

Energy rating

E

Valid until
28 February 2033

Certificate number
0320-2753-5220-2427-7401

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“Location comment”

Situated in one of the seven roads of Summertown, Hamilton Road is conveniently placed within easy reach of nearby shops, cafes and bars.

There are excellent public transport links to the City Centre through the Banbury Road. For travel further afield, the A34, A40 and M40 are within easy reach. The Oxford Parkway station is around a mile away and offers direct trains to London Marylebone in under an hour. For schooling, the property is within the Cherwell School catchment area and is close to some of the highly regarded North Oxford private schools, including St. Edward's, The Dragon and Oxford High School.





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Summertown Sales

Twining House
294 Banbury Road
Summertown, Oxford
OX2 7ED

t: 01865 310300
e: summertown@breckon.co.uk



FROM LEFT: Joe O'Callaghan, Patrick Tustian, Lucy Kirby, Luke Mazonowicz, Chris Dixey

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Letting and Property Management
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e: lettings@breckon.co.uk

Creative Department
t: 01865 310300
e: creative@breckon.co.uk

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