



## Little Spinney, 25 Hids Copse Road, Cumnor Hill, Oxford, OX2 9JJ

£3,500 PCM - 24th August 2024.

- Four bedrooms
- Gas CH
- Sought after location
- Mains gas, electricity and water
- Detached house
- Extensive gardens
- EPC rating D
- Unfurnished
- Off street parking and garage
- Council Tax Band G



## 25 Hids Copse Road, Oxford OX2 9JJ

A 4 bedroom detached property situated in very generous gardens just off sought after Cumnor Hill. The property has recently been improved and comprises a large sitting room, newly fitted kitchen/dining room with appliances, study, newly constructed utility area and downstairs w.c. 4 bedrooms and a new bathroom with bath and separate shower on the first floor. Outside there is a double garage and parking on the driveway. Gas central heating. Cumnor Hill is a highly sought after area of Oxford with good links to the A34, A420 and Oxford City Centre. Gardener included in the rent.



Council Tax Band: G





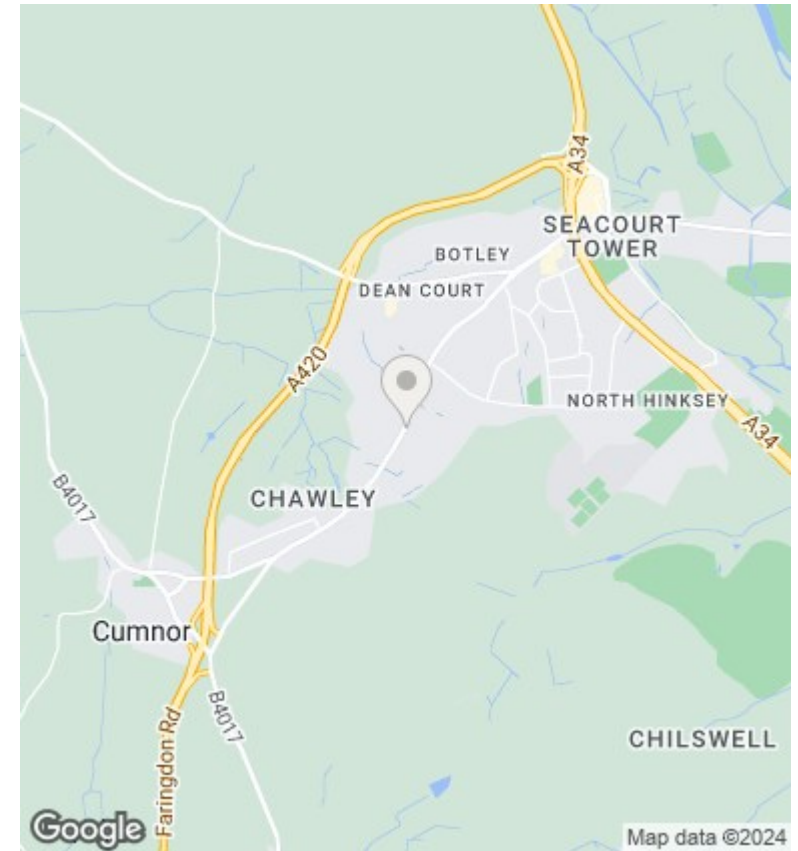






Total Approx. Floor Area 2123 Sq.Ft. (197.20 Sq.M.)  
(Excluding Outbuilding Area)

All items illustrated on this plan are included in the "Total Approx Floor Area"



## Directions

## Viewings

Viewings by arrangement only. Call 01865 515900 to make an appointment.

## Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		74
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	