



99 Bainton Road

Central North Oxford, OX2 7AG

**PENNY & SINCLAIR**



**99 Bainton Road Central North Oxford, OX2 7AG**

### DESCRIPTION

A detached bungalow built in 1971 and significantly improved by the current owners to create a comfortable home. The accommodation is all arranged on the ground floor and is set out with an entrance porch, entrance hall, sitting/dining room, kitchen, two double bedrooms and a bathroom. To the exterior is a driveway providing ample off road parking to the front leading to a garage. To the rear is a quiet and secluded decked area and to the side is a mature and private garden with an area of lawn and shrub borders. The property is on a reasonable sized plot in a highly sought after location and backs on to a lake.

### SITUATION

The property is situated in the Conservation area of Walton Manor, within walking distance of Port Meadow and the day to day shopping facilities of Walton Street including restaurants, bars and a cinema. Slightly further afield are the more comprehensive facilities of Oxford City centre, University departments and a range of schools for all ages. There are rail services to London Paddington in approximately one hour from Oxford mainline station and from the coach station at Gloucester Green there are frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports.

### DIRECTIONS

From the offices of Penny & Sinclair proceed south down the Banbury Road turning right into Moreton Road. At the end of the road turn left onto Woodstock Road. Take the second turning on the right into Frenchay Road and at the end of the road turn right into Bainton Road. The property will then be found a short distance along on the right hand side.

### VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Penny & Sinclair's staff who has seen the property in order that you do not make a wasted journey.

### SERVICES

All mains services are connected.

### FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

### TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

### COUNCIL TAX

Council Tax Band 'E' amounting to £1,970.95 for year 2014/15.

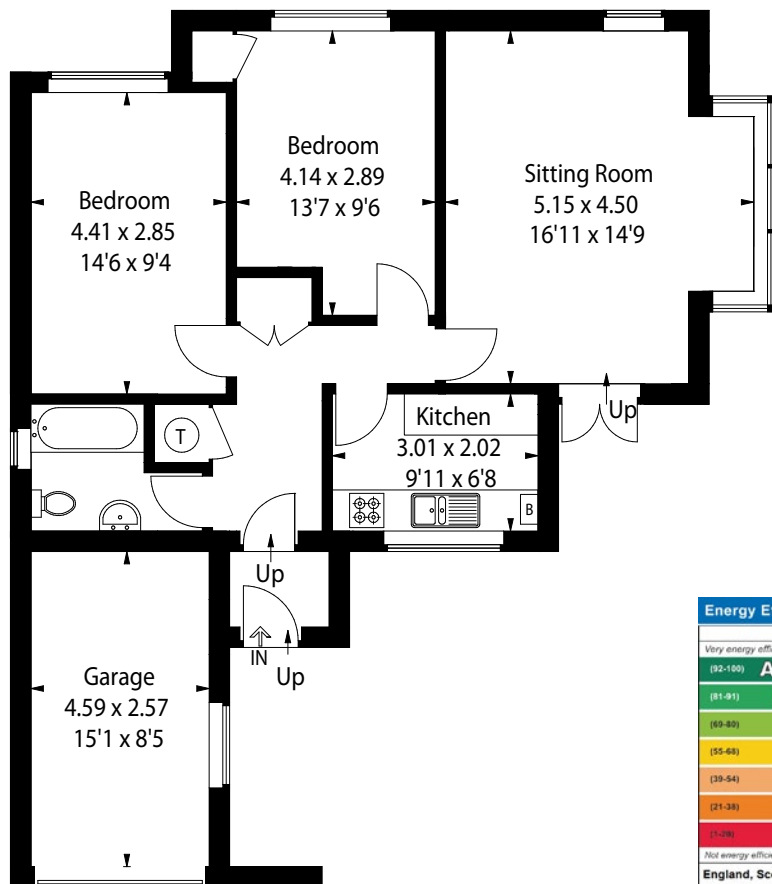
Tel: 01865 252870.

### LOCAL AUTHORITY

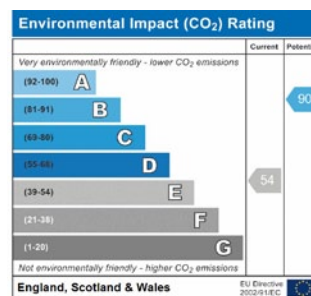
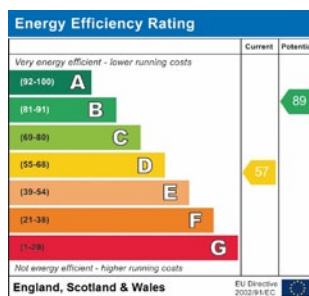
Oxford City Council, City Chambers, Queen Street, Oxford OX1 1EN

Telephone (01865) 249811





Approximate Gross Internal Area  
68 sq m / 732 sq ft  
Garage = 12 sq m / 129 sq ft  
Total = 80 sq m / 861 sq ft



## AGENTS CONTACT DETAILS



01865 318013

Mayfield House, 256 Banbury Road,  
Summertown, Oxford, OX2 7DE  
sales@pennyandsinclair.co.uk

## IMPORTANT NOTICE

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