



CUNLIFFE CLOSE

Oxford



34 CUNLIFFE CLOSE

A well-presented townhouse in this popular location close to Summertown.

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Local Authority: Oxford City Council
Council Tax band: F
Tenure: Freehold



THE PROPERTY

The house is in a popular location off Banbury Road, just to the south of Summertown and well positioned for access to the city centre. In addition, a number of substantial improvements have been made to the property in recent years.

The ground floor comprises the hall with a cloakroom and extensive cupboards. The kitchen is well fitted with extensive units and has a door to the garden. There the dining room and door to the integral garage. The first floor has the main bedroom with fitted wardrobes and an ensuite bathroom and a reception room which could also be used as a bedroom. The second floor has three bedrooms and a family bathroom.



LOCATION

Cunliffe Close is situated to the south of Summertown off Banbury Road. It is very conveniently located for all the excellent amenities in Summertown, including an M&S Foodhall, two other supermarkets, artisan bakeries, coffee shops, restaurants, and the Ferry Leisure Centre. In addition, there are a number of doctors' and dentists' surgeries nearby. Despite its convenient location, the property is tucked away on a quiet residential road, away from busy through traffic.

The property is also well placed for an excellent range of schools within walking distance, catering for all ages. These include The Cherwell School, Oxford's highly regarded outstanding state secondary school, as well as some of the city's leading independent schools, including The Dragon School, St Edward's School, Summer Fields and Oxford High School.

Communications are good with a regular bus service to the city centre on Banbury Road, from both Oxford Parkway and Oxford main station, there are rail services to both London Paddington and Marylebone station and from the coach station at Gloucester Green there are services to London Victoria and Heathrow and Gatwick airports.





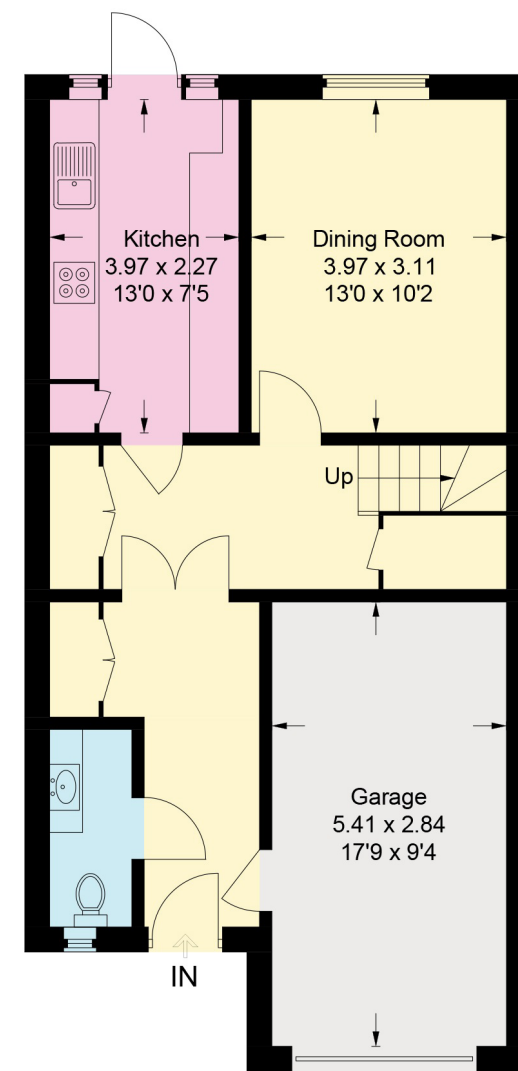
MORE ABOUT THE PROPERTY

The garden is predominantly paved by herbaceous borders with new close board fencing to one side. There is side access to the rear garden via a wide passageway, and parking to the front of the garage. The end-of-terrace position provides scope for extension, subject to the necessary consents, with neighbouring properties having undertaken similar works. The integral garage also offers potential for conversion to additional living accommodation.

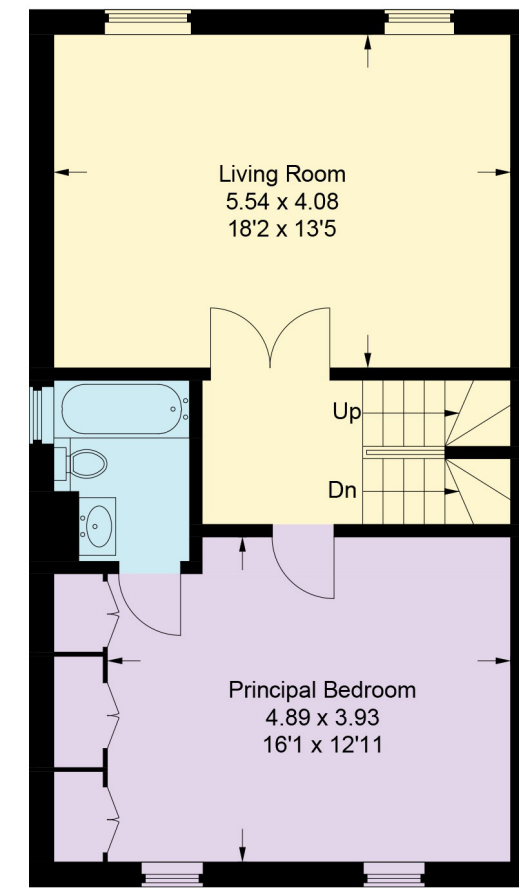




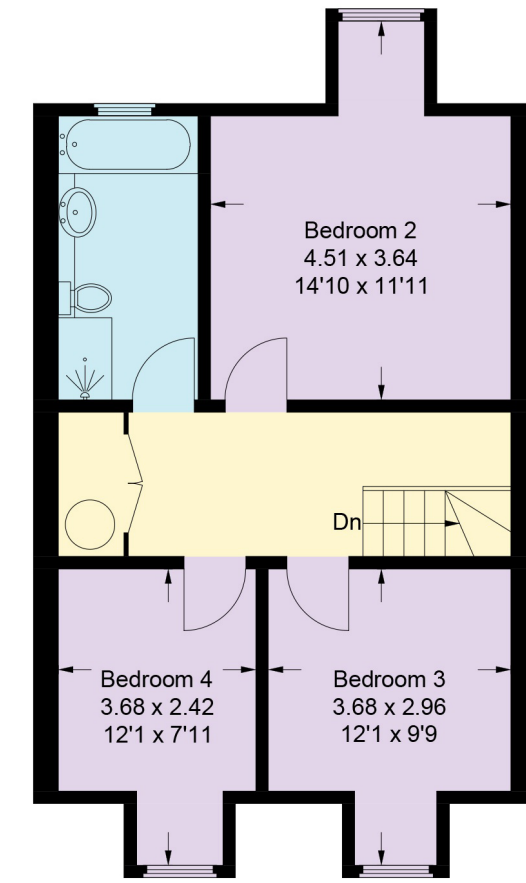
Approximate Gross Internal Area = 149 sq m / 1,603 sq ft
Garage = 15 sq m / 165 sq ft
Total = 164 sq m / 1,768 sq ft



Ground Floor



First Floor



Second Floor

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. (ID767266)

We would be delighted
to tell you more.

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