



JCP

ESTATE AGENTS

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Pine Rise, Oxford, OX2 9SZ

Guide Price £430,000

A beautifully presented and deceptively spacious family home, ideally situated in a sought-after residential location close to excellent local amenities, reputable schools and convenient transport links

Sought-after location | Near schools & transport | Bright entrance hall | Generous living room | Modern kitchen | Well-sized bedrooms | Off-road parking/garage | Private rear garden | Ideal for families or investors

TENURE & POSSESSION

The Property is Leasehold

LOCAL AUTHORITY

Council Tax Band C
Oxford City Council
Telephone: 01865 249811

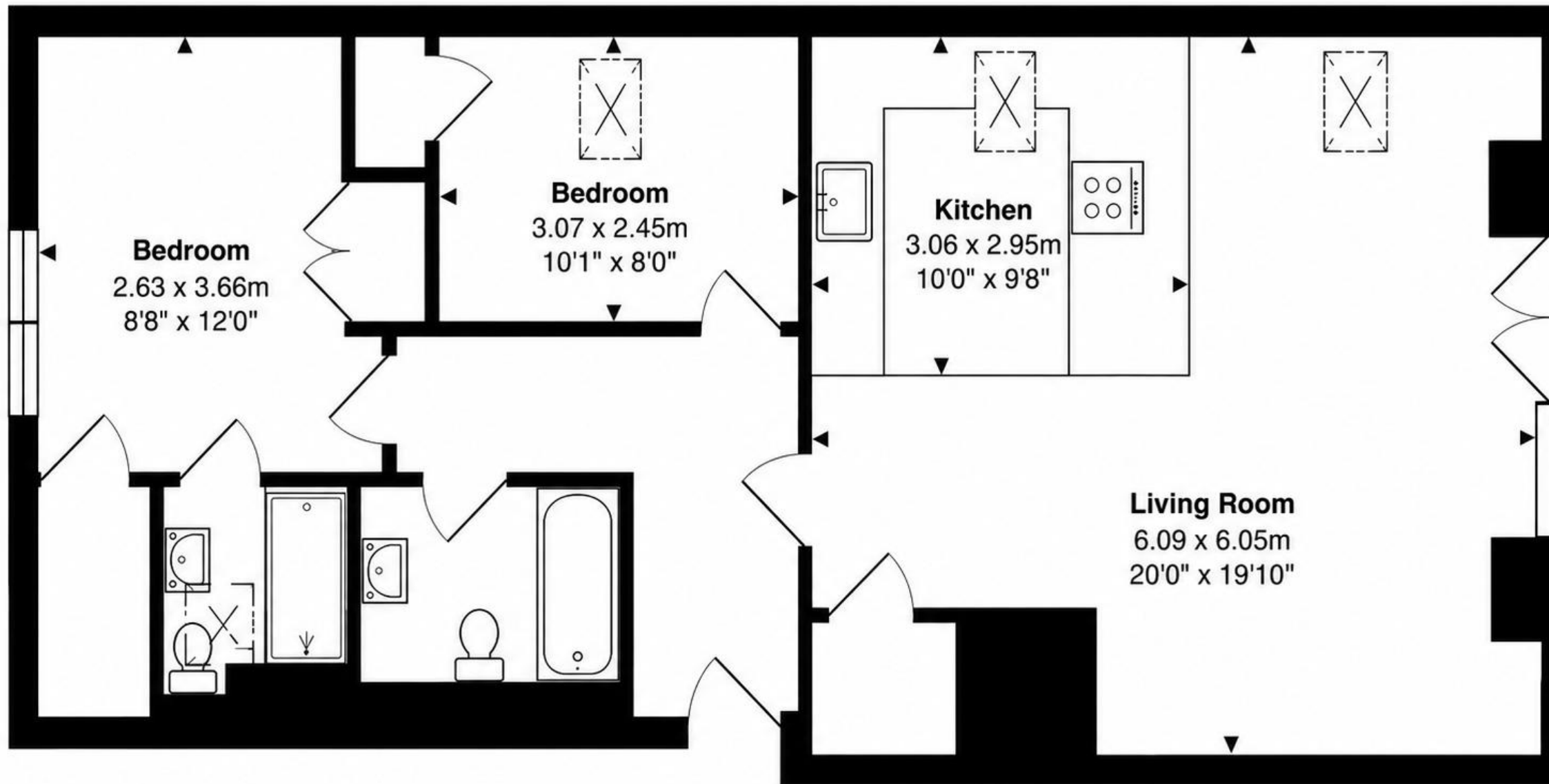


DESCRIPTION & SITUATION

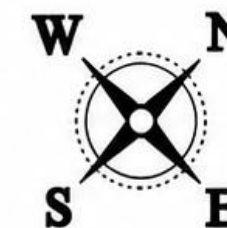
This attractive property offers well-balanced accommodation throughout, featuring a bright and welcoming entrance hall, a generous living room ideal for both relaxing and entertaining, and a modern fitted kitchen/dining area with ample storage and workspace. Upstairs, the property boasts well-proportioned bedrooms and a contemporary family bathroom, making it perfectly suited to growing families, first-time buyers or investors alike.

Externally, the home benefits from a private rear garden providing an ideal space for outdoor dining and family enjoyment, while off-road parking/garage facilities add further practicality. The property is conveniently located within easy reach of local shops, parks and commuter routes, offering the perfect balance of comfort and convenience. Early viewing is highly recommended to fully appreciate the space, presentation and location this fantastic home has to offer.





Approximate Gross Internal Area Total Area: 73.9 m² ... 796 ft²



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	