



THOMAS
MERRIFIELD
SALES LETTINGS

8 New High Street,
Headington, Oxford, OX3 7AQ

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A Victorian terraced two bedroom house located in a very central position in Headington off London Road. Please note that the property is in need of updating and modernisation and being sold with no onward

- Extended two bedroom Victorian house
- Through sitting/dining room with open-plan stairs
- Long galley kitchen with larder cupboard
- Rear lobby with door to rear garden
- Double main bedroom with fitted wardrobes
- Long and narrow second bedroom
- Bathroom
- Electric night storage heating and immersion hot water
- West-facing rear garden c.55'/17 long
- Council Tax Band: D. EPC Rating: F

A Victorian house on the west side of New High Street in need of complete restoration. Accommodation comprises: sitting/dining room with door to garden and a fireplace, galley kitchen, rear storage lobby leading to the garden, good double bedroom, central bathroom and long and narrow second bedroom. Heating is via electric night storage heaters with an immersion heater for hot water. Windows are a mixture of timber sash and uPVC double glazed units. Parking is on-street resident permit parking.

New High Street is a sought-after side road with excellent access to the multiple amenities of London Road, including many local shops, cafes and a Waitrose, and easy access to the three Headington Hospitals and Oxford Brookes University.

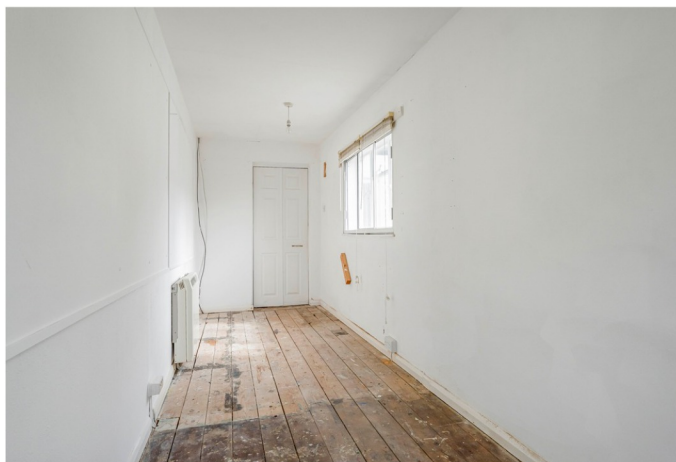
Guide Price £395,000 Freehold





Headington is a thriving area located just 2 miles east of Oxford City centre, served by a regular bus service, and is on the coach/Oxford Tube route to central London. There is easy access to the A40 and Oxford Ring Road at Green Road Roundabout on the east side of Headington. Oxford Station and Oxford Parkway offer fast 50-minute services to London Paddington and London Marylebone Stations respectively.

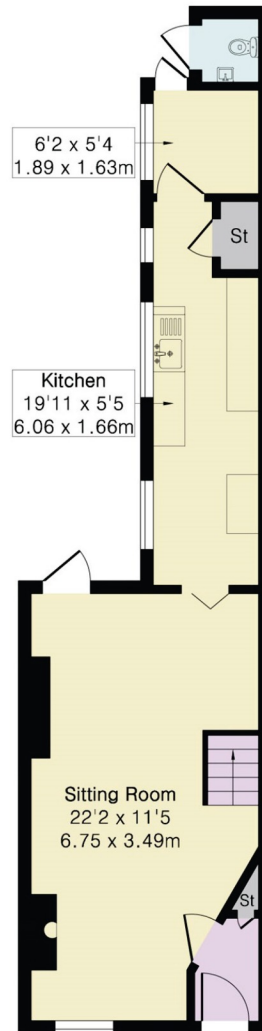
According to Ofcom, Superfast and Ultrafast broadband is available and mobile and data signals are good outdoors and variable in the home. We noted that there are artificial slates to the back addition and extension which may contain asbestos - this is considered safe if left undisturbed.



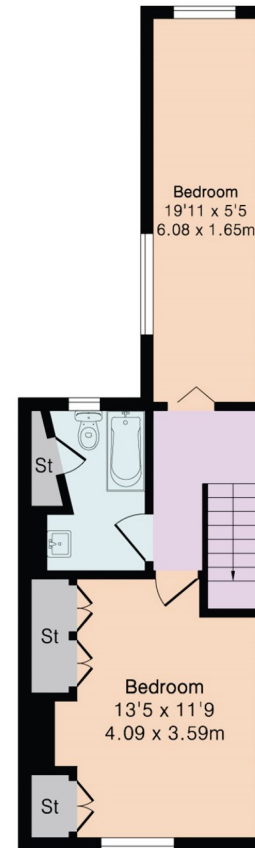
Approximate Gross Internal Area 786 sq ft - 74 sq m

Ground Floor Area 415 sq ft – 39 sq m

First Floor Area 371 sq ft – 35 sq m



Ground Floor



First Floor