



THOMAS
MERRIFIELD
SALES LETTINGS

16 Templar Road,
Oxford, OX2 8LT

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A characterful semi detached three bedroom house with large studio/workshop occupying a prime location close to Cutteslowe Park.

- Entrance hall with storage
- Sitting room
- Open plan kitchen/dining room
- Ground floor shower room
- Study area
- Three bedrooms and family bathroom
- Studio/Workshop
- Large south facing garden
- Off-street parking
- EPC Rating: D. Council Tax Band: E

Just 2.5 miles from central Oxford on the outskirts of the city an attractive semi detached family home in a popular residential area close to Cutteslowe Park. The accommodation comprises a living room, open plan kitchen/dining room, ground floor shower room and a small study off the hall. Across the first floor are three bedrooms and a family bathroom. To the rear are good size south facing gardens ideal for entertaining with a raised patio an area of lawn bordered by mature trees and shrubs and the studio/workshop.

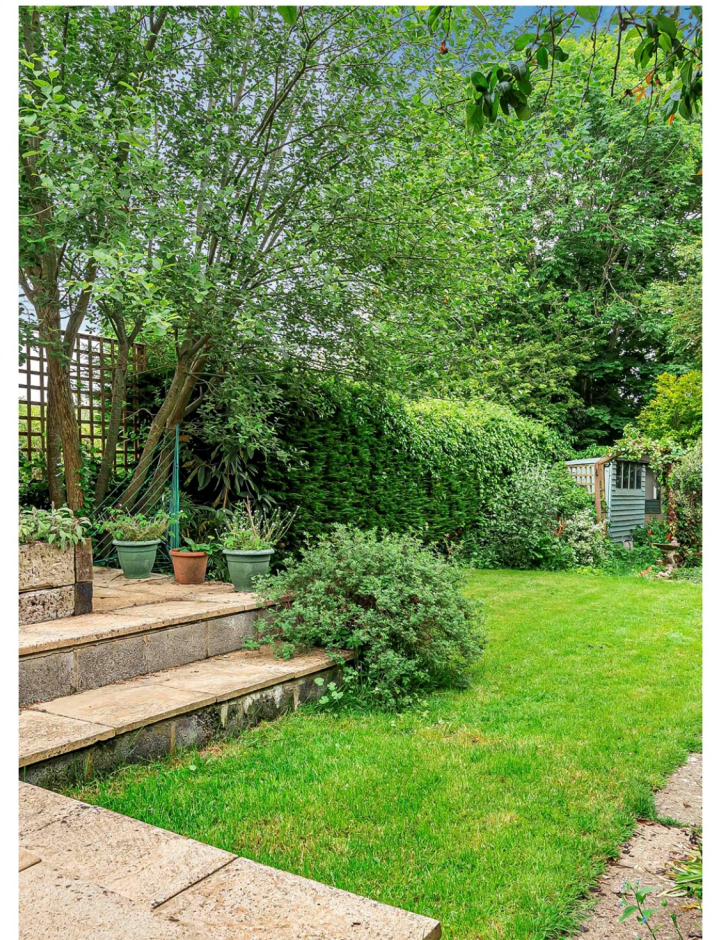
Subject to receiving the necessary planning consents there are opportunities to further develop the property in both the roof space and to the rear.

Guide Price £695,000 Freehold





16 Templar Road lies just outside the ring road ideally located for access into Oxford City, Summertown and Kidlington as well as being close to both the A34 and A40 and with Oxford Parkway just minutes away providing a fast direct rail route through to London Marylebone. Nearby Summertown plays hosts to a comprehensive range of amenities including an array of cafes, bars and restaurants to suit most tastes and an M&S food store. Educational establishments both state and independent are in abundance for all ages. All mains services are available and according to Ofcom Superfast and Ultrafast broadband are available and there is a good mobile voice and data coverage both indoors and outdoors.



Approximate Gross Internal Area 1340 sq ft - 125 sq m

Ground Floor Area 593 sq ft – 55 sq m

First Floor Area 458 sq ft – 43 sq m

Outbuilding Area 289 sq ft – 27 sq m

