



Peel Place, Oxford, OX1 4UT

Guide Price £450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Having been significantly improved by the current owners in recent years, this attractive three bedroom semi-detached house is ideally situated in a highly convenient location between Abingdon Road and Iffley Road, just off Donnington Bridge Road. The property offers well planned accommodation throughout, including a kitchen fitted with stylish shaker style units and a separate front aspect sitting room, providing an inviting retreat in which to relax and unwind. To the rear, a recently replaced conservatory is currently used as a dining room, creating a wonderful space for entertaining while enjoying attractive views over the rear garden. A downstairs WC completes the ground floor.

Upstairs are three well-proportioned bedrooms and a modern family bathroom.

The current owners have further enhanced the property with a superb, upgraded garden studio, offering a versatile space ideal for a home office, gym, creative studio or hobbies. Externally, the property benefits from off-street parking to the front and gated side access leading to the rear garden.





Key Features

- Three bedroom semi-detached house
- Significantly improved by the current owners
- Stylish shaker style fitted kitchen and separate front aspect sitting room
- Conservatory used as a dining room overlooking the rear garden
- Family bathroom and downstairs WC
- Upgraded garden studio ideal for home office, gym or hobbies
- Off street parking and gated side access
- Convenient location for Oxford city centre, amenities and transport links
- EPC: D | Council Tax Band: C



The Location

The property is conveniently located just over 1.5 miles from Oxford city centre. There is a Tesco Express, local shops and excellent public transport links both into and out of the city nearby. The A34, Redbridge Park & Ride and Sainsbury's at Heyford Hill are all within easy reach by car. Donnington Bridge also provides direct access to the Thames towpath, offering scenic walks and cycle routes into the city centre, as well as towards Iffley Lock and the beautiful Iffley Meadows.

According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is good outdoor and in-home.

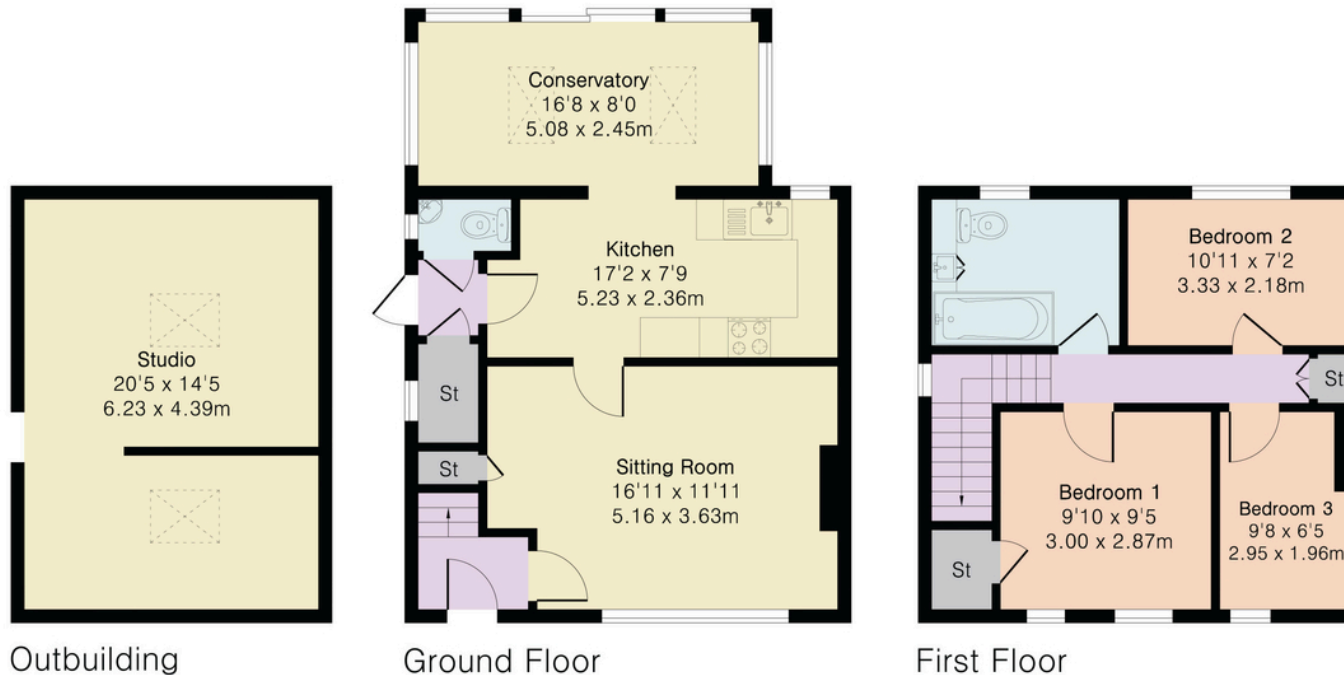


**Approximate Gross Internal Area 970 sq ft - 90 sq m
(Excluding Outbuilding)**

Ground Floor Area 557 sq ft – 52 sq m

First Floor Area 413 sq ft – 38 sq m

Outbuilding Area 289 sq ft – 27 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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