

31 SUNNINGWELL ROAD

NEW HINKSEY, OXFORD OX1 4SZ

31 Sunningwell Road

New Hinksey, Oxford OX1 4SZ

A spacious two bedroom period home with the benefit of a south facing garden.

The house comes to the market well presented throughout, has been extended on the ground floor, and has the potential to extend into the loft to create a third bedroom (subject to the usual consents).

The ground floor accommodation comprises an entrance hall, a sitting room and a kitchen/ dining/ living area with double doors opening out into the garden.

On the first floor there are two double bedrooms and a family bathroom.

To the rear of the property is a south facing mature garden with a patio, lawn and a garden shed.



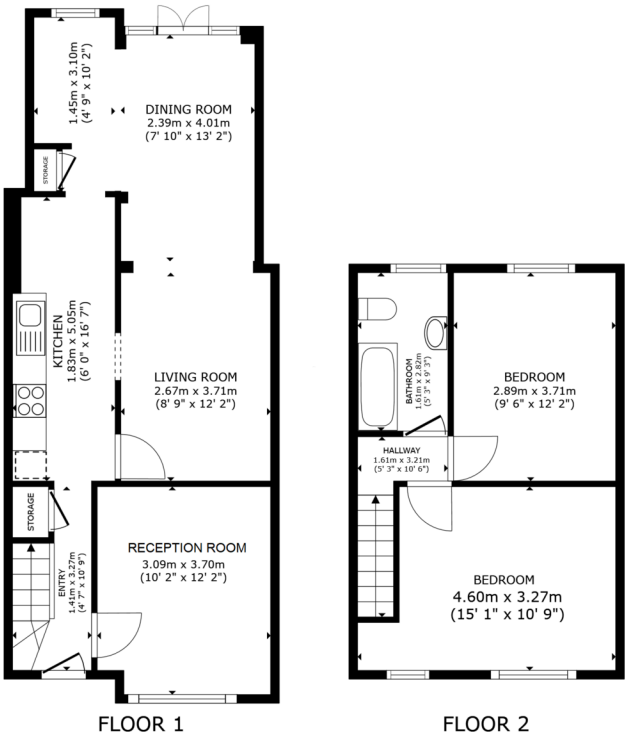
Approx. 58.3 ft

GUIDE PRICE

£535,000







GROSS INTERNAL AREA
FLOOR 1 51.3 m² (552 sq.ft.) FLOOR 2 32.6 m² (350 sq.ft.)
TOTAL : 83.8 m² (902 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band D - £2554.37

Parking:
On-street parking

Local Authority:
Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

“ LOCATION COMMENT

Sunningwell Road is a popular residential street located off Abingdon Road in the New Hinksey area of Oxford. Local amenities include a very good primary school (within walking distance) and Hinksey Park with its outdoor heated pool, tennis courts and playground. The city centre is a 20 minute walk from the property and the area offers easy access to the ring road and A34.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon
est.1947



Every office has access to
every buyer registered across
our network of seven offices.

Sharing a single database of
buyers ensures maximum
exposure for our clients.

Oxford City Centre

118 High Street
Oxford
OX1 4BX

t: 01865 244 735
e: post@breckon.co.uk



FROM LEFT:
Millie Carless, George Houlbrooke,
Eoin Kehoe



Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Headington

t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Witney

t: 01993 776 775 (sales)
t: 01993 899972 (letting)
e: witney@breckon.co.uk

Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 24 24 23 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon

t: 01865 765 555
e: bespoke@breckon.co.uk



IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.