

50 WESTERN ROAD

GRANDPONT, OXFORD OX1 4LG

50 Western Road

Grandpont, Oxford OX1 4LG

A generously proportioned four bedroom family home located on a desirable street in Grandpont. The property comes to the market in need of modernising and has the potential to extend (subject to the usual consents).

The ground floor accommodation comprises an entrance hall, an open plan kitchen diner/ family room with dual aspect windows, and a WC.

On the lower ground floor is a spacious sitting room, a utility room with access into the garden, and a bathroom.

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

The second floor has two further bedrooms.

GUIDE PRICE

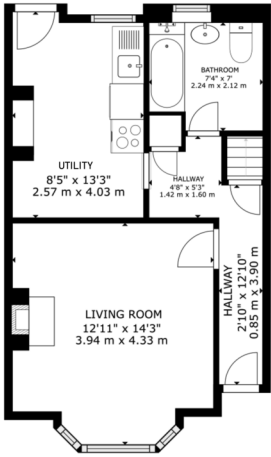
O.I.E.O. £775,000



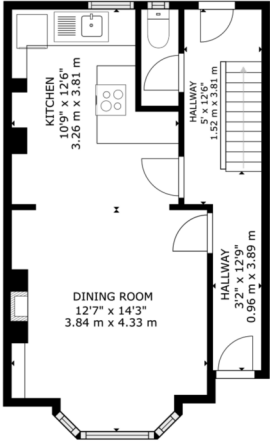
Approx. 62.9ft



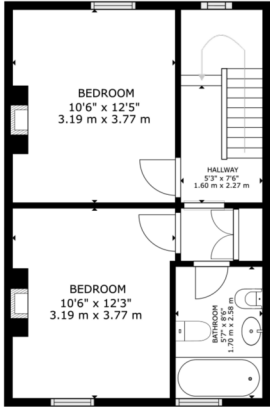




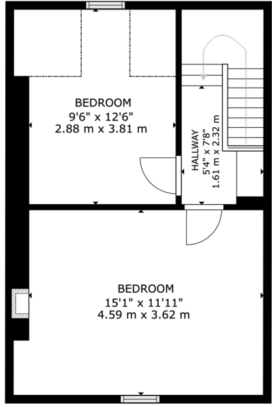
FLOOR 1



FLOOR 2

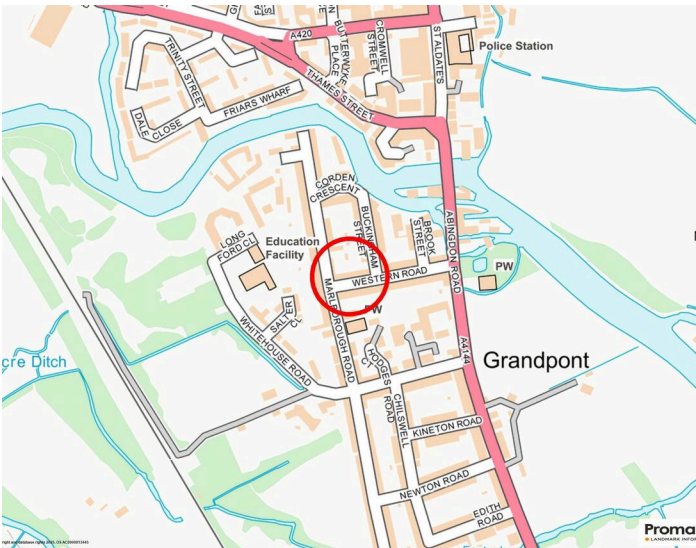
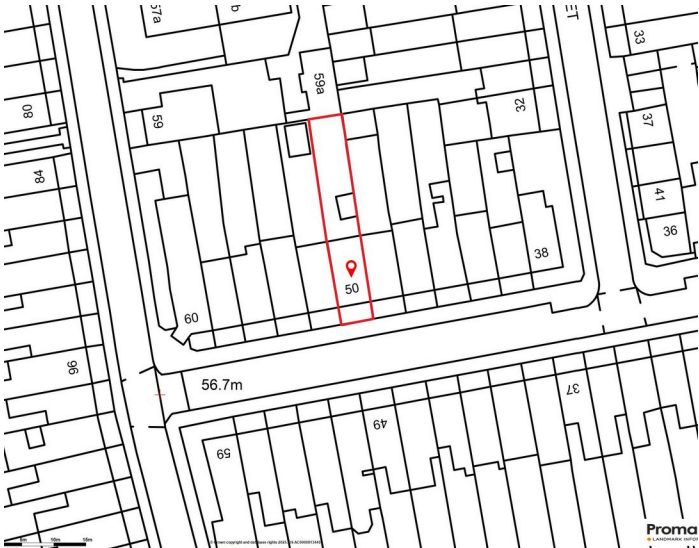


FLOOR 3



FLOOR 4

GROSS INTERNAL AREA
FLOOR 1: 410 sq ft, 38.12 m²; FLOOR 2: 407 sq ft, 37.83 m²
FLOOR 3: 400 sq ft, 37.16 m²; FLOOR 4: 365 sq ft, 33.95 m²
REDUCED HEADROOM: 32 sq ft, 2.91 m²
TOTAL: 1582 sq ft, 147.04 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band E - £3122.01

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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		63	74
EU Directive 2002/91/EC			

“LOCATION COMMENT

Western Road is well placed for access to the train station and the City Centre with good local amenities including the popular Hinksey Park with outdoor swimming pool and a selection of local shops and excellent nursery and primary schooling. Westgate Oxford is also only a ten minute walk from the location.



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