

# 242 ABINGDON ROAD

NEW HINKSEY, OXFORD OX1 4SP

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New Hinksey, Oxford OX1 4SP

A generously proportioned five bedroom house with an HMO license for 6 sharers.

The property is currently tenanted until 5th July 2026 with a 6 month break clause that can be activated from October 2025. The current monthly rent is £3,700 per calendar month.

The ground floor accommodation comprises an entrance hall, a spacious reception room with bay window, a second reception room, a kitchen/ diner, and WC.

On the first floor there is a double bedroom with en-suite shower room, two further double bedrooms, and a shower room.

There are two further double bedrooms located on the second floor.

## GUIDE PRICE

**O.I.E.O: £540,000**

 **5/6**

 **1/2**

 **2**

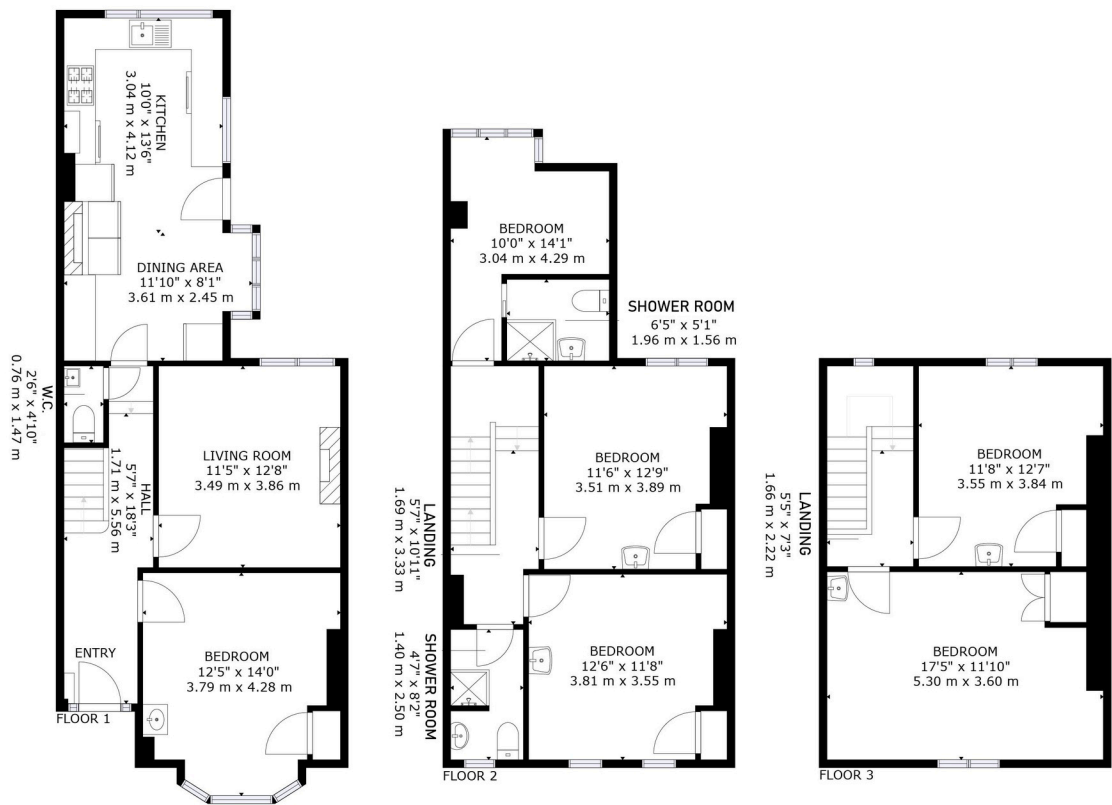


62.6ft from side return

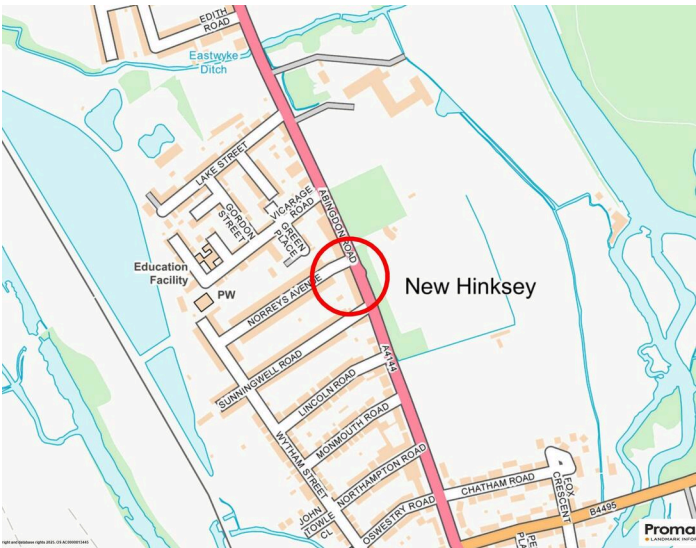








GROSS INTERNAL AREA  
FLOOR 1: 656 sq.ft, 61 m², FLOOR 2: 565 sq.ft, 52 m², FLOOR 3: 431 sq.ft, 40 m²  
TOTAL: 1652 sq.ft, 153 m²  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**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+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



# “ LOCATION COMMENT

*The property is located in the popular New Hinksey area of Oxford, only a 25 minute walk into the city centre. There are various local amenities in the area such as an excellent a Tesco and a good gastro pub. The area is very popular with families due to the excellent primary school and New Hinksey Park with its outdoor heated pool.*





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