

2 VICARAGE LANE

NEW HINKSEY, OXFORD OX1 4RQ

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2 Vicarage Lane is a fantastic opportunity for an investor or first-time buyer, with no onward chain.

The home benefits from new flooring throughout the ground floor, redecoration, and a new kitchen. There is an open plan living / dining area with dual aspect windows providing lots of light. There is an original fireplace to the front of the reception room. The kitchen is at the rear of the ground floor which is in great order and has access on to the rear garden. The family bathroom is also on the ground floor with a shower over bath, w/c and basin.

The first floor comprises a spacious double bedroom to the front, there are a further two double bedrooms overlooking the garden.

The rear south-west facing garden is mostly laid to lawn.

There is vast potential with this home to extend into the loft, or rear, subject to the usual consents.



Max 77.7ft

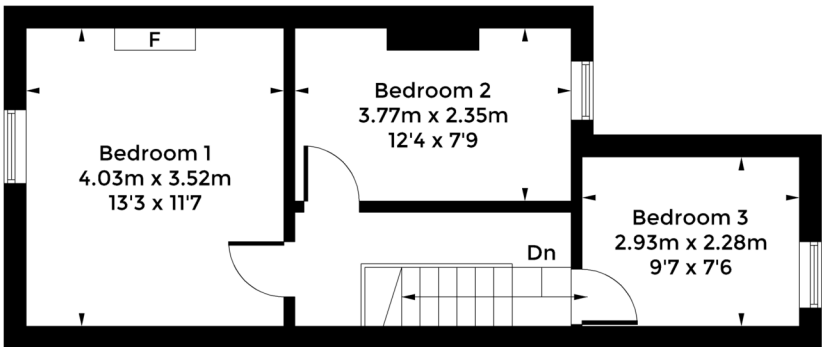
GUIDE PRICE

£435,000

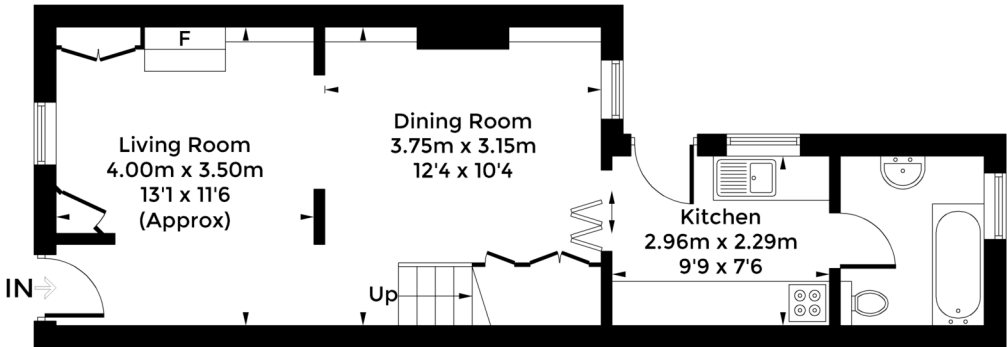




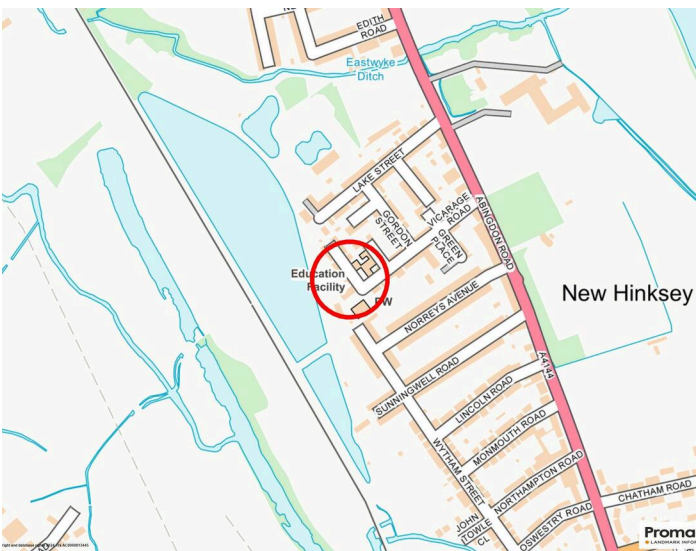
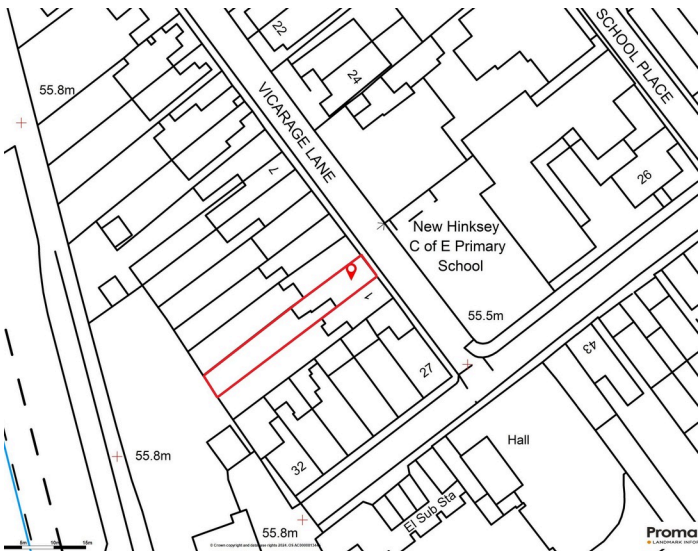
Approximate Gross Internal Area = 79.3 sq m / 853 sq ft



First Floor



Ground Floor



Council Tax:
Band C - £2270.55

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	61	78
(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

New Hinksey is a popular location within easy reach of the city centre and within walking distance of Hinksey Park. Close to the ring road with access to the A34, M40 and London.



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118 High Street
Oxford
OX1 4BX

t: 01865 244 735
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FROM LEFT:
Millie Carless, George Houlbrooke,
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Summertown

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

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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

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

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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



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