

49 LAKE STREET

NEW HINKSEY, OXFORD OX1 4RP

49 Lake Street

New Hinksey, Oxford OX1 4RP

A three-bedroom period home with no onward chain.

Located on the quiet side road of Lake Street in the desirable New Hinksey is this delightful family home. The ground floor comprises living room with fireplace and a bay window. There is a separate dining room with a door on to the garden and also leads on to the kitchen. The kitchen is well equipped and in good order throughout. There is also a convenient downstairs cloakroom w/c.

The first floor has two double bedrooms both are full width. There is a family bathroom off the primary bedroom on this floor. The second floor has been converted to create a spacious double bedroom, with ensuite, and looking over the garden.

To the front of the property is a small front garden, suitable for bike or bin storage, to the rear, a lovely garden; there is a patio, stone area and grass beyond.

Note from agent: This property is available with vacant possession once the tenants have vacated January 2026.



3



2



1



71.5ft from side return

GUIDE PRICE

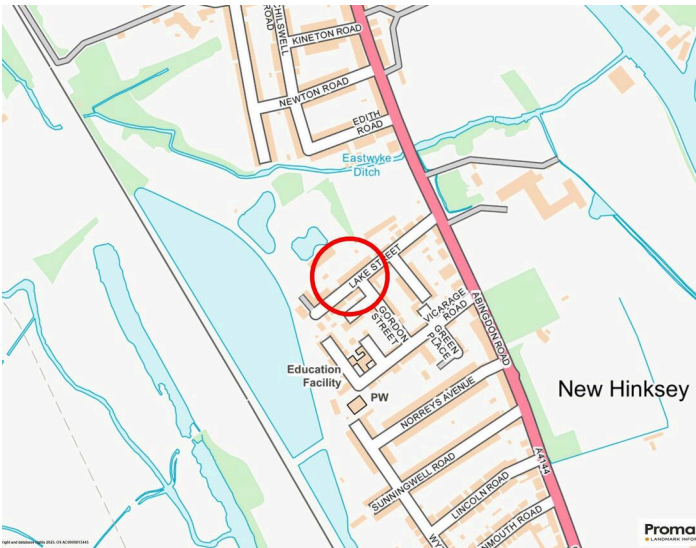
O.I.E.O: £550,000







GROSS INTERNAL AREA
FLOOR 1: 426 sq. ft, 39 m², FLOOR 2: 394 sq. ft, 36 m²
FLOOR 3: 215 sq. ft, 20 m², TOTAL: 1,035 sq. ft, 95 m²
EXCLUDED AREA: PATIO: 72 sq. ft, 6 m²
SIZES AND DI MENSIONS ARE APPROXI MATE, ACTUAL MAY VARY.



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		88
(69-80) C		
(55-68) D	66	
(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

Lake Street is located less than a mile south of the city, and is well situated for easy access to Hinksey Park, New Hinksey primary school and a range of local shops.



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