

9 SUMMERFIELD

NEW HINKSEY, OXFORD OX1 4RU

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A two-bedroom Victorian terraced home in a desirable no through location, with no onward chain.

9 Summerfield is a fantastic property with an abundance of potential for extensions and modernisation. The home comprises of an entrance hall, living room with a bay window, kitchen overlooking the garden. On the first floor is a primary bedroom to the front, a second double bedroom and a family bathroom. To the rear of the property there is a mature garden.



Approx. 57.4 ft from

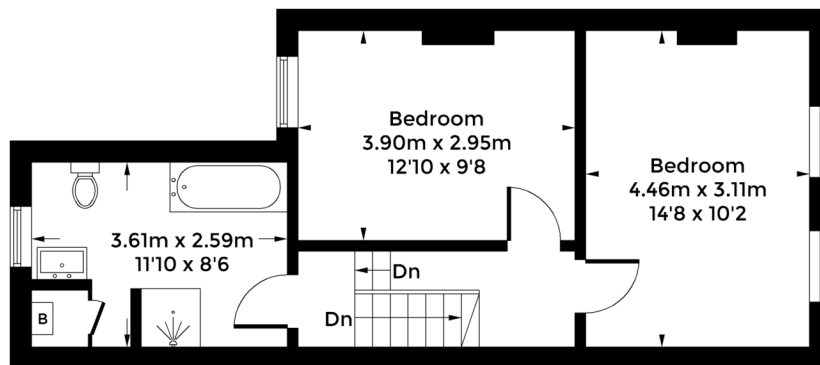
GUIDE PRICE

O.I.E.O. £450,000

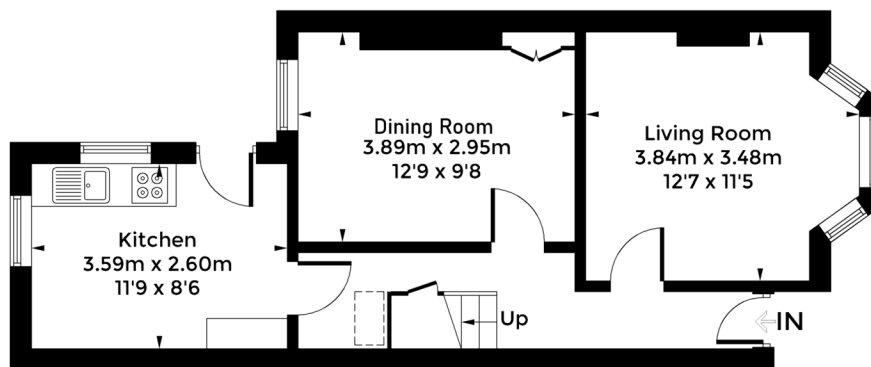




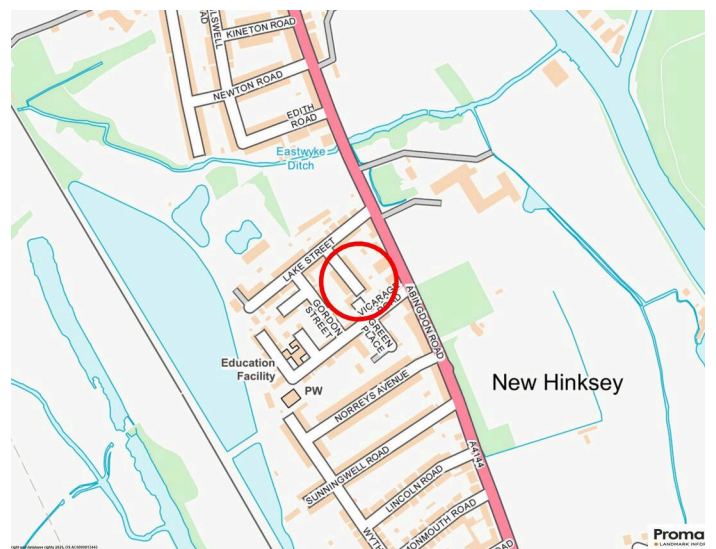
Approximate Gross Internal Area = 84.2 sq m / 906 sq ft



First Floor



Ground Floor

**Council Tax:**

Band D - £2554.37

Parking:

Off-street parking

Local Authority:

Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

“LOCATION COMMENT

Summerfield is a no-through road situated off Lake Street, located less than a mile south of the city centre and is a few minutes' walk from Hinksey Park with its heated outdoor swimming pool, play park and tennis courts.

New Hinksey and St Ebbes primary schools are both very well regarded and both walking/ easy cycling distance from the property as are both Lake Street and Grandpont nurseries.



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