

# 2 ISIS CLOSE

NEW HINKSEY, OXFORD OX1 4XX

# 2 Isis Close

New Hinksey, Oxford OX1 4XX

An excellent, spacious and versatile 4-bedroom extended family home in New Hinksey. Upon entering there is a hallway with cloakroom W.C. and larger than average office/4th bedroom with built-in units. To the rear of the ground floor is the 24 ft kitchen/ diner/living room and utility room.

On the first floor is a generous family room with a Juliet balcony. There is a 'Jack and Jill' family bathroom connected to the second bedroom which overlooks the rear garden.

The second floor has the substantial primary double bedroom with shower room ensuite, wardrobe, and vaulted ceilings that creates an open and airy feel. There is also a third double bedroom, also on this level.

The rear garden has a patio area, lawn and then a useful bespoke garden room large enough for storage and hobbies.

The property comes with two allocated parking spaces.

 **3/4**

 **2/3**

 **2**

## GUIDE PRICE

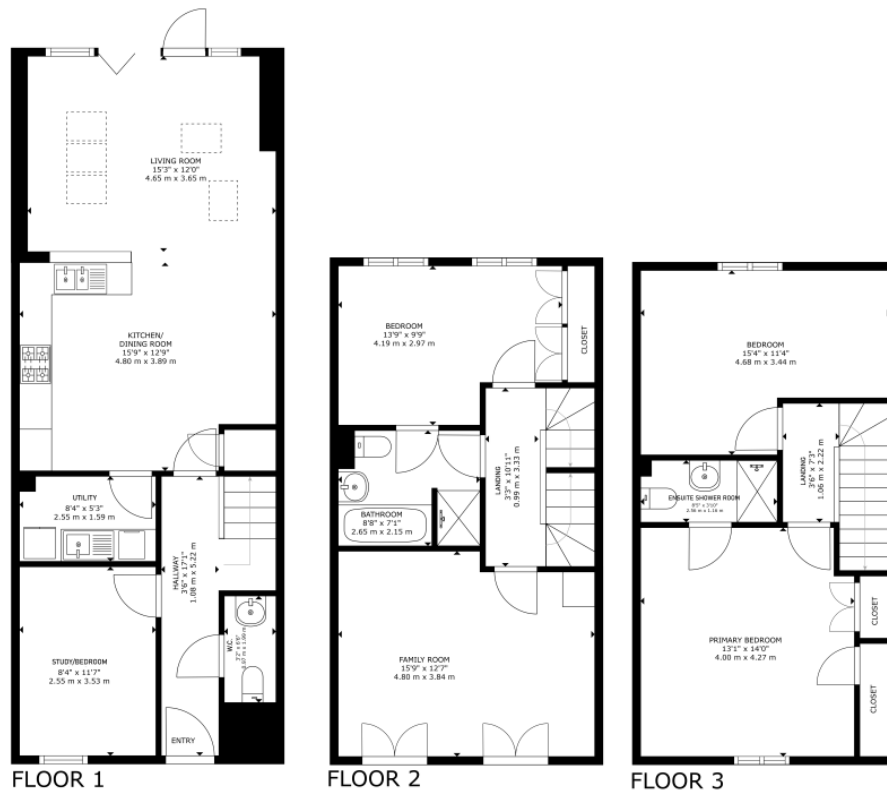
**£600,000**



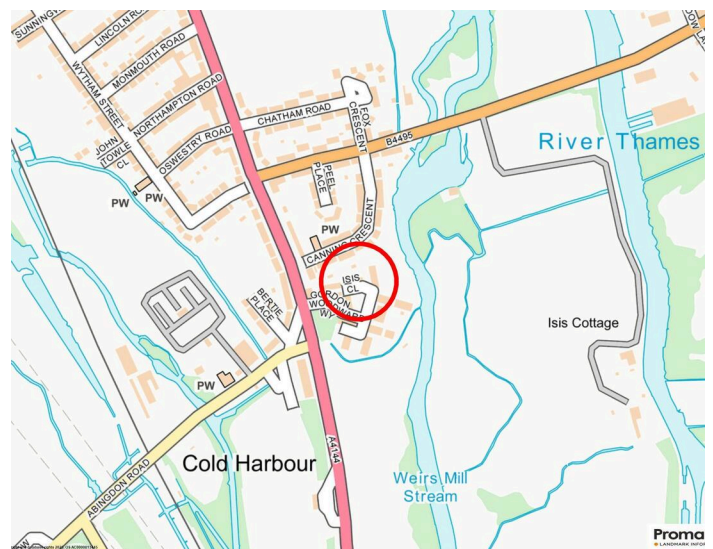
Approx. 45.2 ft







GROSS INTERNAL AREA  
 FLOOR 1: 668 sq. ft. 52 m<sup>2</sup>; FLOOR 2: 473 sq. ft. 44 m<sup>2</sup>  
 FLOOR 3: 457 sq. ft. 42 m<sup>2</sup>; TOTAL: 1,598 sq. ft. 148 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Council Tax:**  
 Band E - £3122.01

**Parking:**  
 2 allocated parking spaces opposite

**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>		
(69-80)	<b>C</b>	78	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(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

*Isis Close is a quiet "non-through" road located in the popular area of New Hinksey. The location offers easy access into the city centre and is also very convenient for quick access onto the ring road.*



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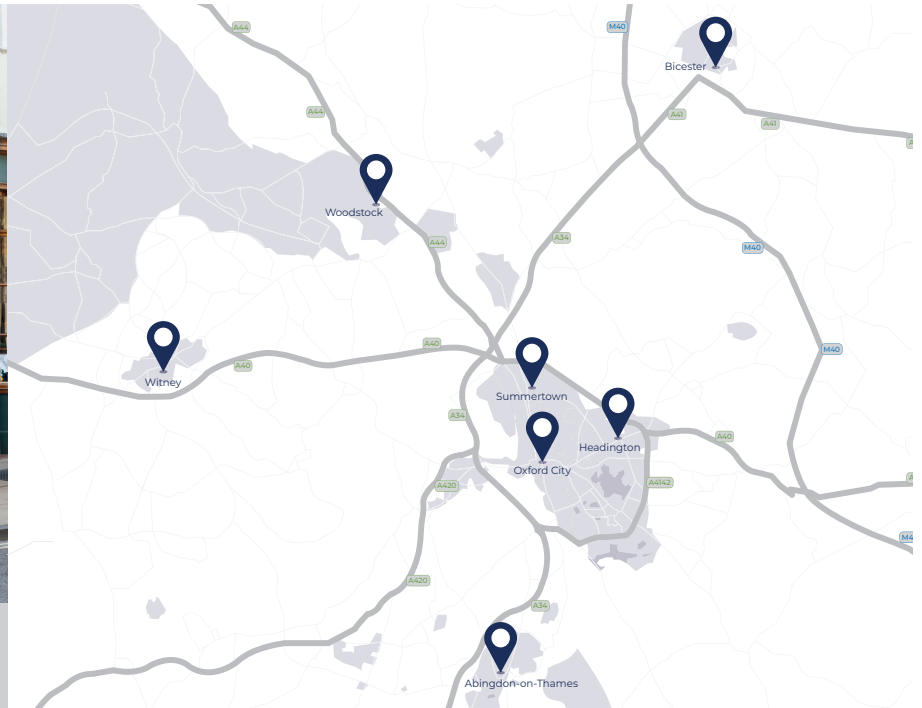
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FROM LEFT:  
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Eoin Kehoe



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