

28 WHITE HOUSE ROAD

GRANDPONT, OXFORD OX1 4NA

28 White House Road

Grandpont, Oxford OX1 4NA

A spacious three-bedroom semi-detached home located in the popular area of Grandpont.

The house is beautifully presented throughout and has a wonderful outlook with views over the recreation ground.

The ground floor accommodation comprises a porch, entrance hall, WC, sitting room, spacious kitchen/ diner with recently installed kitchen, and a conservatory. On the first floor there is a double bedroom with en-suite shower room, two further double bedrooms both with built in storage, and a family bathroom.

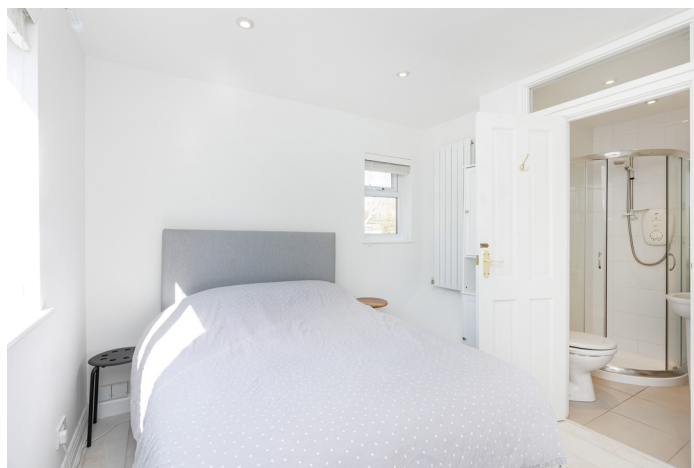
To the rear of the property there is a landscaped garden with a large workshop and rear access.



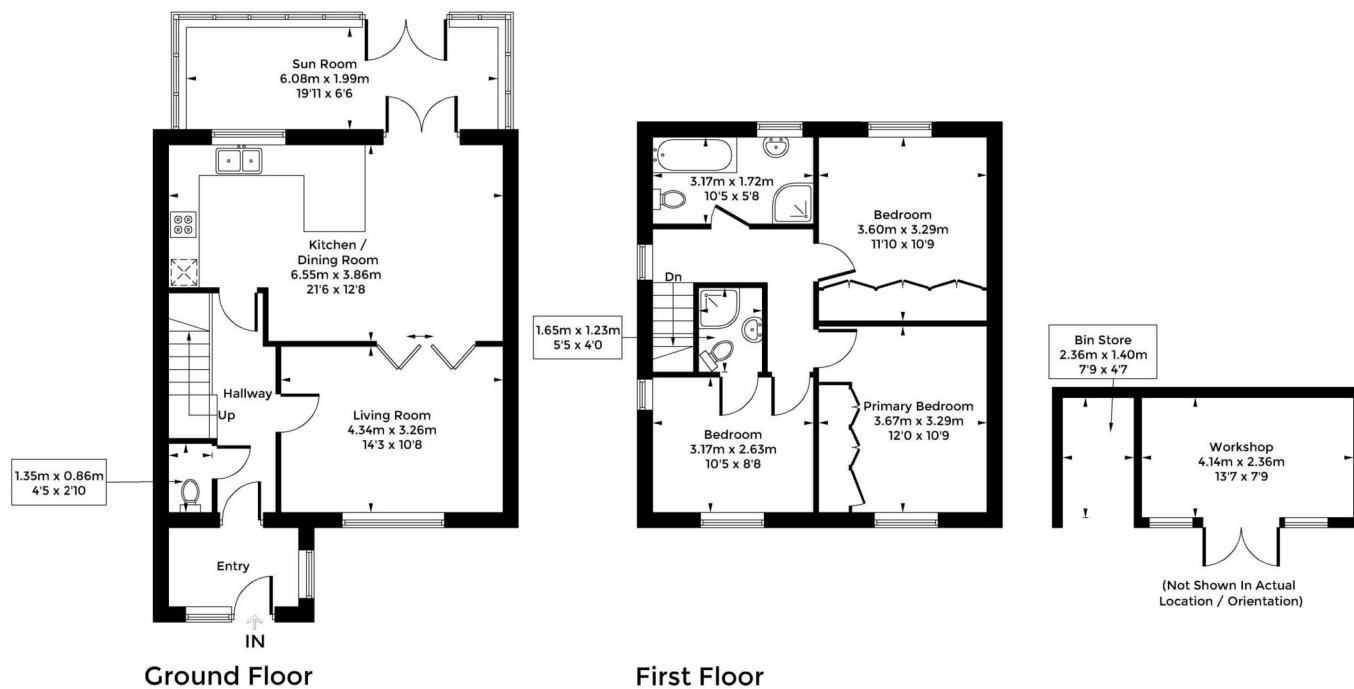
GUIDE PRICE

£625,000





Approximate Gross Internal Area = 113.8 sq m / 1,225 sq ft
 Workshop = 9.7 sq m / 104 sq ft
 (Excluding Bin Store)
 Total = 123.5 sq m / 1,329 sq ft



Council Tax:
 Band E - £3122.01

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		86
(69-80)	C	73	
(55-68)	D		
(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

The property is well placed for access to the City Centre and train station. Nearby local facilities include local shops, the popular Hinksey Park with outdoor swimming pool and tennis courts, Grandpont nursery and St. Ebbes Primary School.



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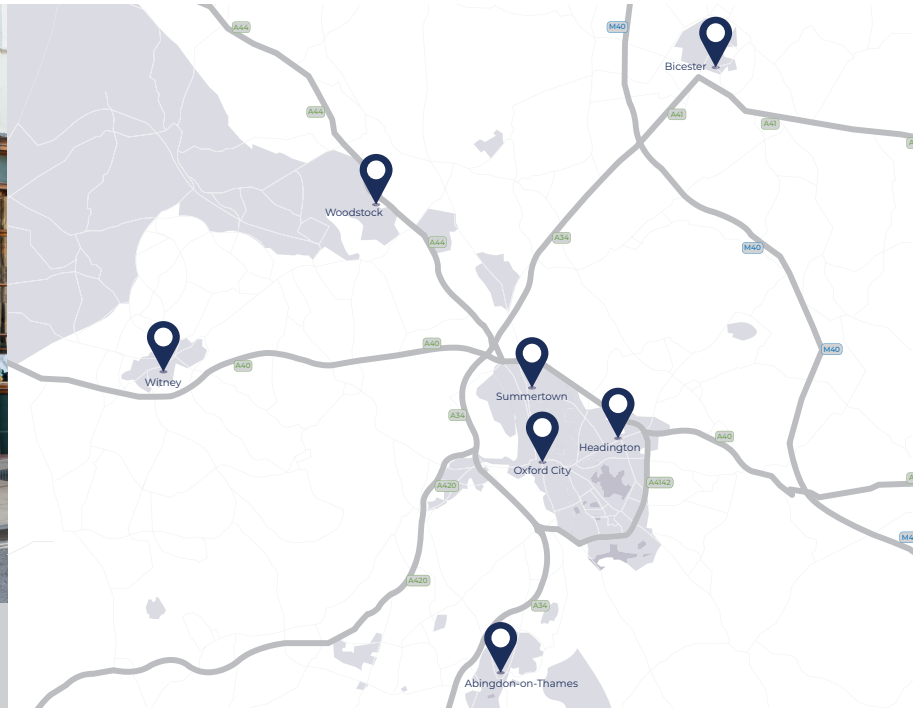
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