

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 the home, there is a useful cloakroom W.C, a larger than average office/4th bedroom at the front, a 24 ft kitchen/diner/living room benefiting from 5 Velux windows, triple bi-folding doors and apex windows and a large utility room.

On the first floor is a generous family room which would also work as an office and living room. There is a 'Jack and Jill' family bathroom connected to the second bedroom which overlooks the rear garden.

The second floor is the primary double bedroom with shower room ensuite with vaulted ceilings that creates an open and airy feel. The third double bedroom, also on this level, has winter views north to the spires of Oxford.

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

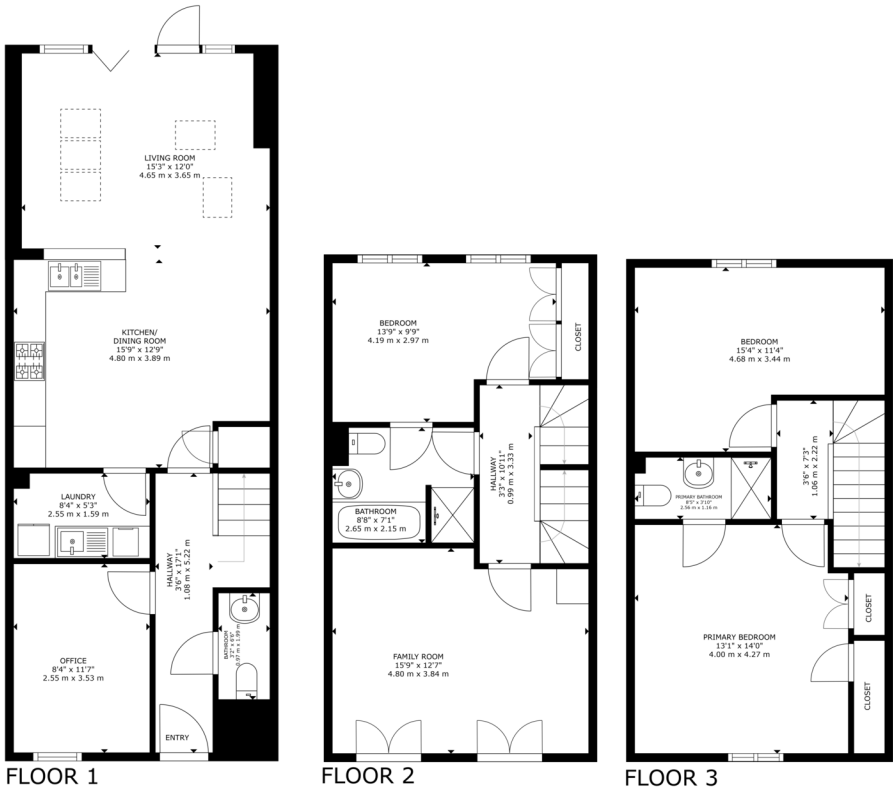
£600,000



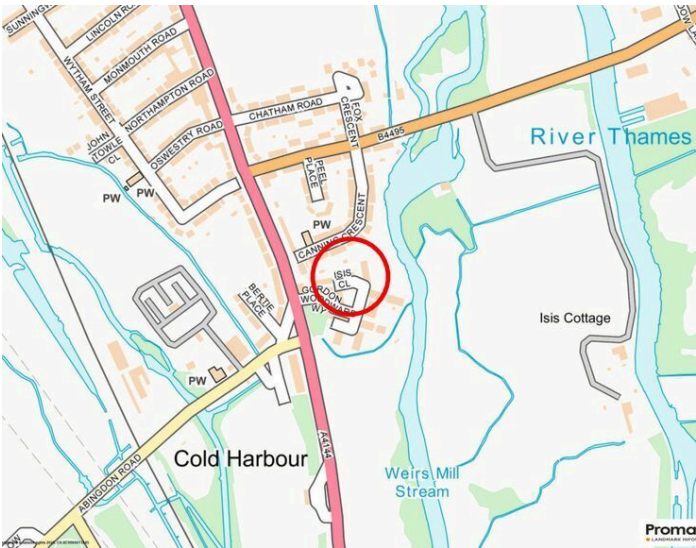
Approx 45.2ft







GROSS INTERNAL AREA
FLOOR 1: 668 sq. ft, 62 m² FLOOR 2: 473 sq. ft, 44 m²
FLOOR 3: 457 sq. ft, 42 m², TOTAL: 1,598 sq. ft, 148 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band E - £3122.01

Parking:
2 allocated spaces

Local Authority:
Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	82
(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

It is conveniently close to the centre of Oxford -- just a short cycle or a quick bus ride along the Abingdon Road -- and well communicated to the ring road and the A34 as well. Isis Close is a quiet "no-through" road located in the popular area of New Hinksey.



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