

# 4 ROSS COURT

KENNINGTON, OXFORD OX1 5AD

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Kennington, Oxford OX1 5AD

A beautifully presented three-bedroom home with no onward chain. Located in the desirable village of Kennington, this home comes to the market in immaculate condition with renovated bathrooms and redecoration throughout. The ground floor comprises of an entrance hall, cloakroom W.C. and, to the front, there is a contemporary kitchen. The rear of the ground floor is a spacious living/dining room with double doors on to the rear garden.

The first floor comprises of three bedrooms, shower room and family bathroom. The primary bedroom is the full width of the house with a shower room ensuite. The family bathroom is just off the landing and is in impeccable order. There is a second double bedroom and a final third bedroom, perfect for a home office or single bed.

The rear garden has been wonderfully landscaped with steps down toward the lower garden and shed with tiered levels for plants. To the front of the property there is parking and a side gate for access to the garden.



Approx. 39.6FT

## GUIDE PRICE

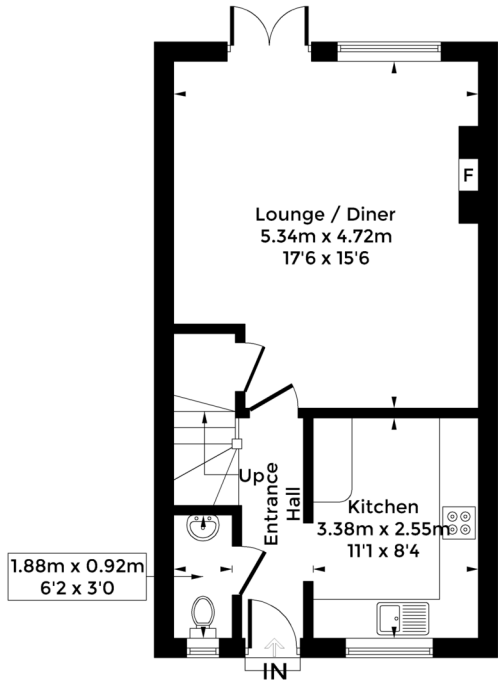
**£450,000**



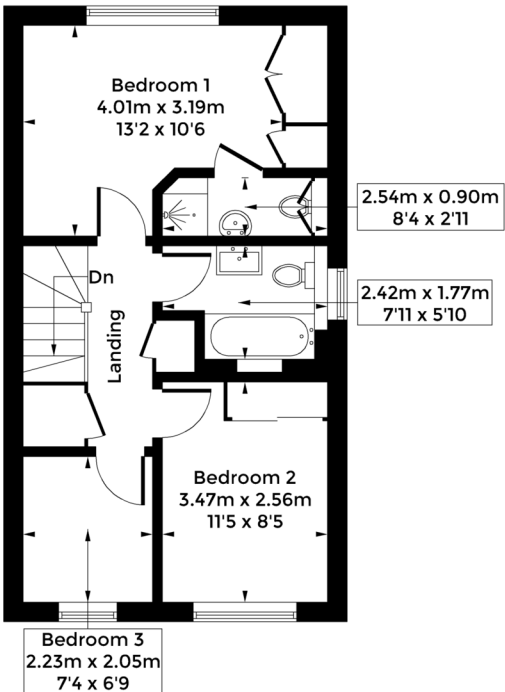




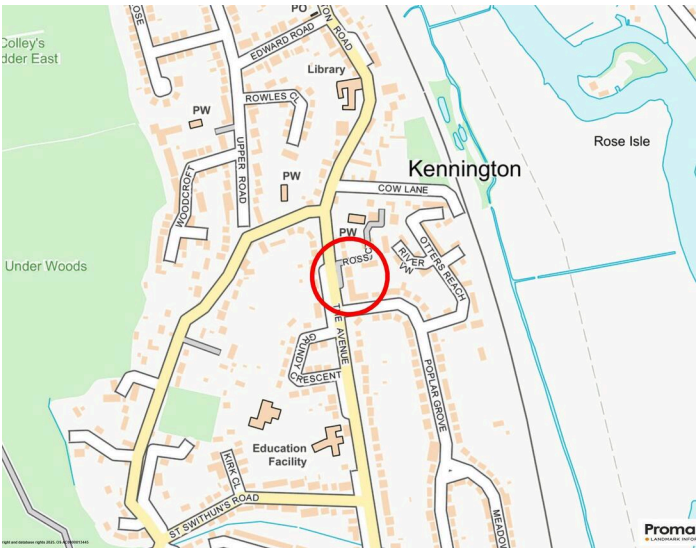
Approximate Cross Internal Area = 84 sq m / 904 sq ft



Ground Floor



First Floor



**Council Tax:**  
BandC - £2171.78

**Parking:**  
Off-street parking

**Local Authority:**  
Vale of White Horse D.C.

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>	73	78
(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

*Kennington is a village within a short cycle or bus ride from Oxford city centre offering a good sense of community making it ideal for families. Riverside and woodland walks are situated close by. Local amenities include an excellent primary school, a Co-op, Post Office and a pub. It is also well located with easy access into both Oxford and Abingdon with a regular bus service.*





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