

# 20 DONNINGTON BRIDGE ROAD

OXFORD OX4 4AX

Breckon & Breckon  
est. 1947

# 20 Donnington Bridge Road

Oxford OX4 4AX

A well-presented four-bedroom semi-detached home set on a generous corner plot, offering wrap-around gardens, large driveway (off-street parking) for several cars, and a bright south- and west-facing aspect.

The ground floor accommodation is generously proportioned for a family, comprising a porch, a welcoming entrance hall, a spacious sitting room, and a kitchen/dining room, along with a ground-floor bathroom. Upstairs are three double bedrooms, a single bedroom, and a wet room.

Around the house is a garden and ample driveway parking for several cars. The plot has a south and westerly aspect. The plot size may suit extension, loft conversion or ancillary accommodation, subject to planning.

## GUIDE PRICE

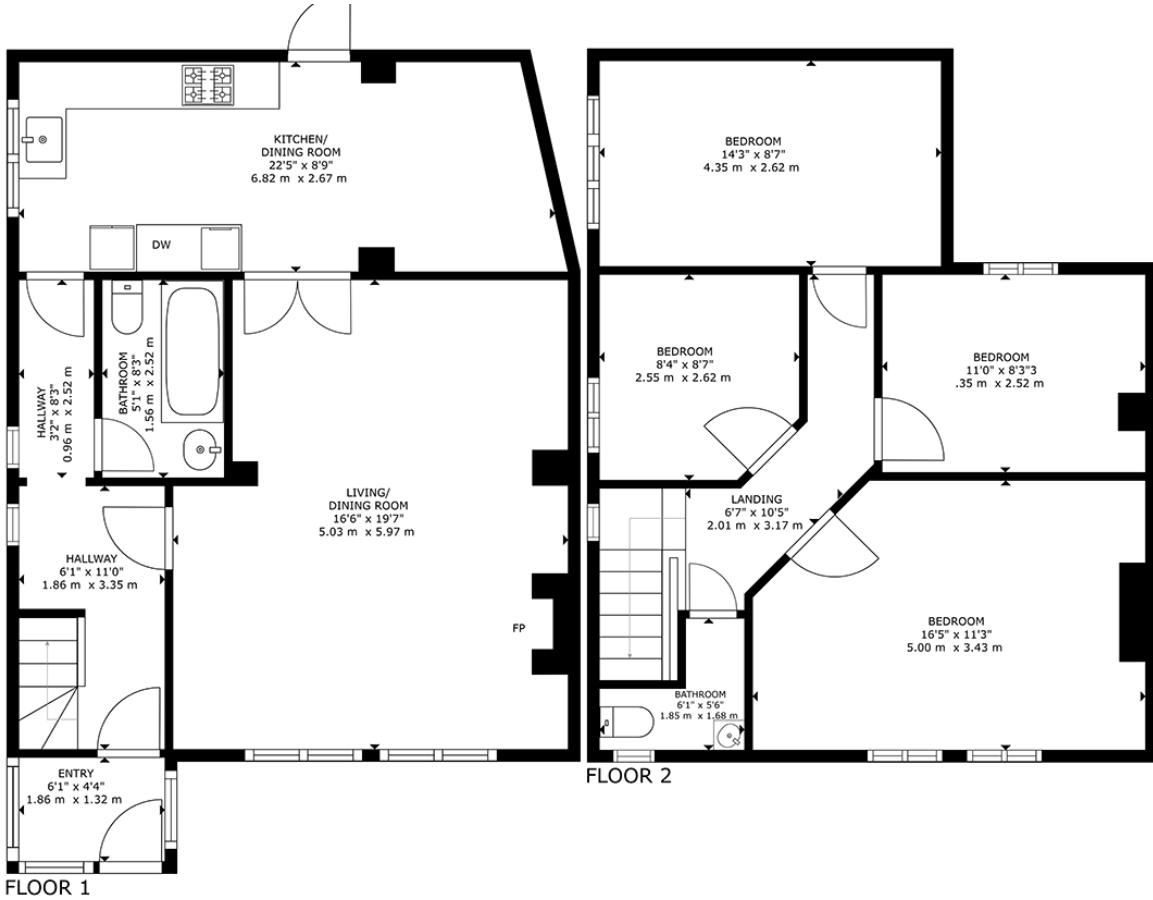
**£489,950**



Corner plot







GROSS INTERNAL AREA  
 FLOOR 1: 677 sq. ft, 62 m<sup>2</sup>, FLOOR 2: 579 sq. ft, 53 m<sup>2</sup>  
 TOTAL: 1,256 sq. ft, 115 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Council Tax:**  
Band C - £2270.55

**Parking:**  
Off road parking for several cars

**Local Authority:**  
Oxford City Council

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92+)                                       | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                   |   | 84      | 68        |
| EU Directive 2002/91/EC                     |   |         |           |

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# LOCATION COMMENT

Donnington Bridge Road is well placed for easy access into East Oxford with its eclectic mix of independent shops, bars and restaurants. The A34 and Oxford ring road are within easy reach as well as the Science and Business Parks.



# OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon  
est. 1947



**Every office** has access to **every buyer** registered across our network of seven offices.

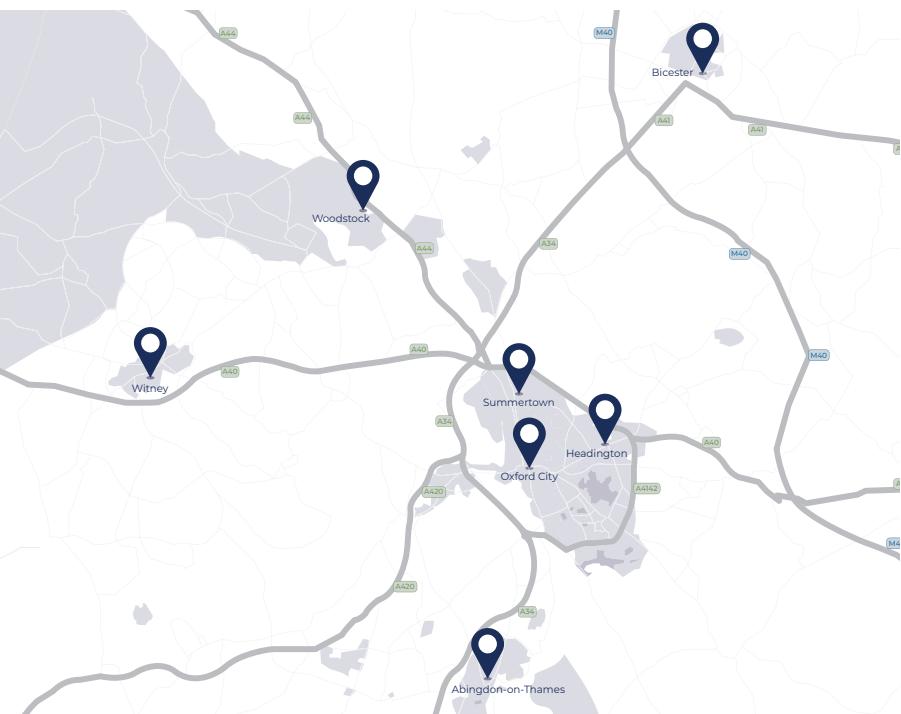
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## Oxford City Centre

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FROM LEFT:  
Millie Carless, George Houlbrooke,  
Eoin Kehoe



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