

25 GORDON STREET

NEW HINKSEY, OXFORD OX1 4RJ

Breckon & Breckon
est. 1947

25 Gordon Street

New Hinksey, Oxford OX1 4RJ

A well presented two-bedroom terraced home located in the popular New Hinksey area of Oxford.



This generously proportioned Victorian property features two double bedrooms and is a short walk from Hinksey Park and its outdoor heated pool.

The ground floor accommodation comprises an entrance hall, a sitting room, dining room with storage cupboard under the stairs, a kitchen, and a bathroom.



On the first floor there is a spacious double bedroom to the front of the house and another double bedroom with a study/ nursery room accessed from it.



To the rear of the property there is a 47 ft long rear garden mainly laid to lawn.

GUIDE PRICE

£475,000

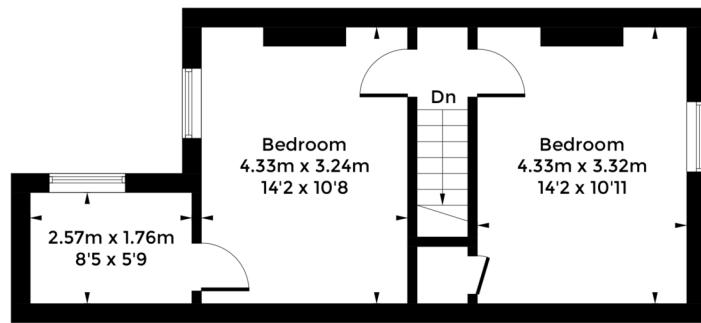


47.2ft from side return

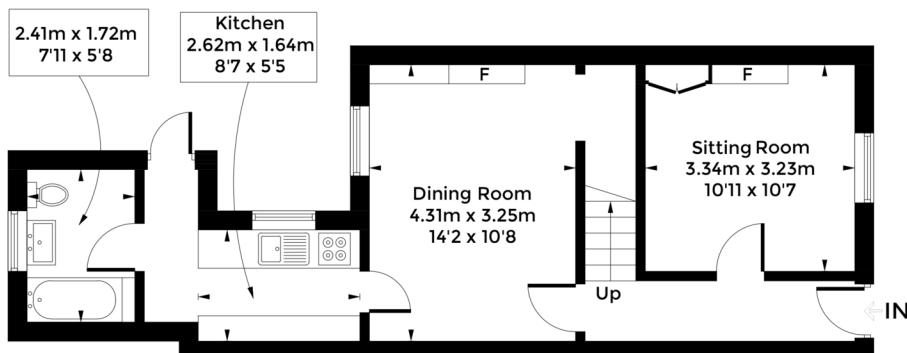




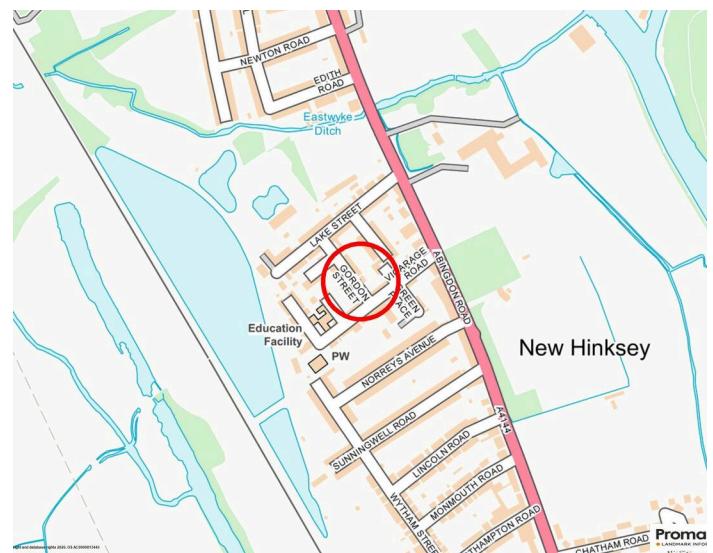
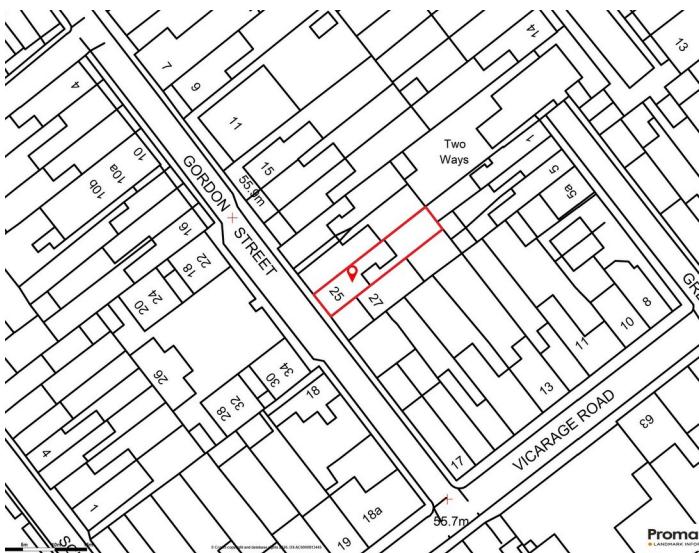
Approximate Gross Internal Area = 82.7 sq m / 890 sq ft



First Floor



Ground Floor



Council Tax:
Band D - £2554.37

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		
(69-80)	C		
(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

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LOCATION COMMENT

Gordon Street is situated within walking distance of the city centre. Local facilities include primary schools, nurseries, health centre, Hinksey Park with open-air swimming pool, tennis courts and two supermarkets for everyday needs. Convenient for public transport links and close to a city cycle route.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon
est. 1947



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

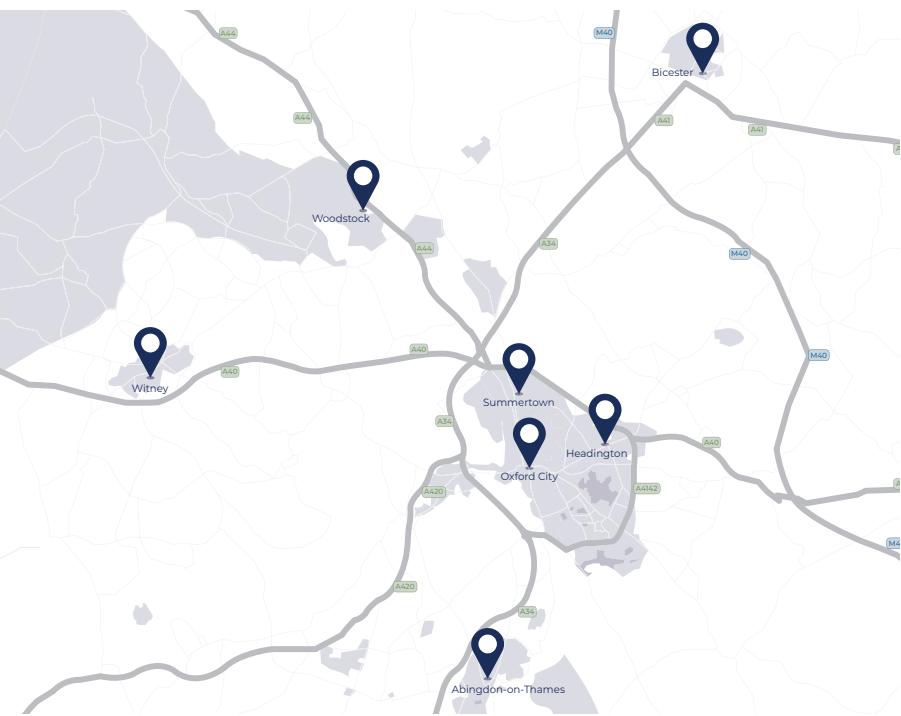
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