

4 SUMMERFIELD

NEW HINKSEY, OXFORD OX1 4RU

Breckon & Breckon
est. 1947

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New Hinksey, Oxford OX1 4RU

A three-bedroom Victorian terraced home that has been extended on the ground and second floors to create a spacious family home. The house is in good order throughout, has double glazed sash windows and is situated on a popular residential cul-de-sac.

The ground floor accommodation comprises an entrance hall, a generous sitting room/family room with bay window, and a kitchen/ diner with doors leading out into the garden.

On the first floor there are two double bedrooms, and a family bathroom.

On the second floor there is a large master bedroom.

To the rear of the property there is a 35ft long paved garden.



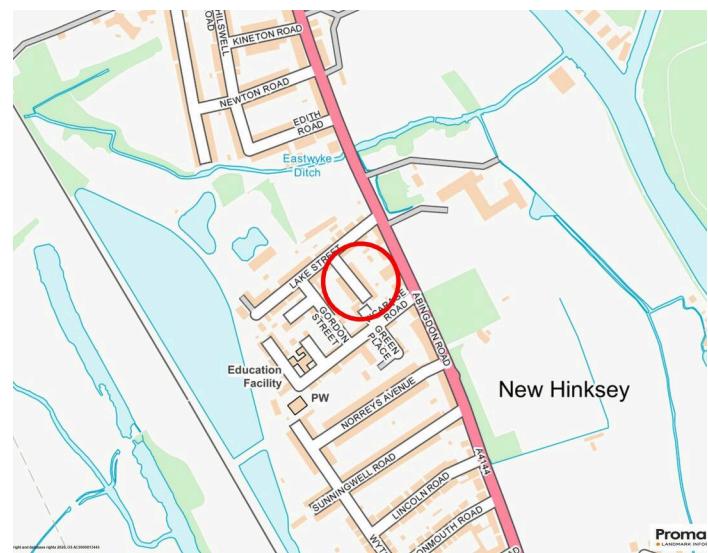
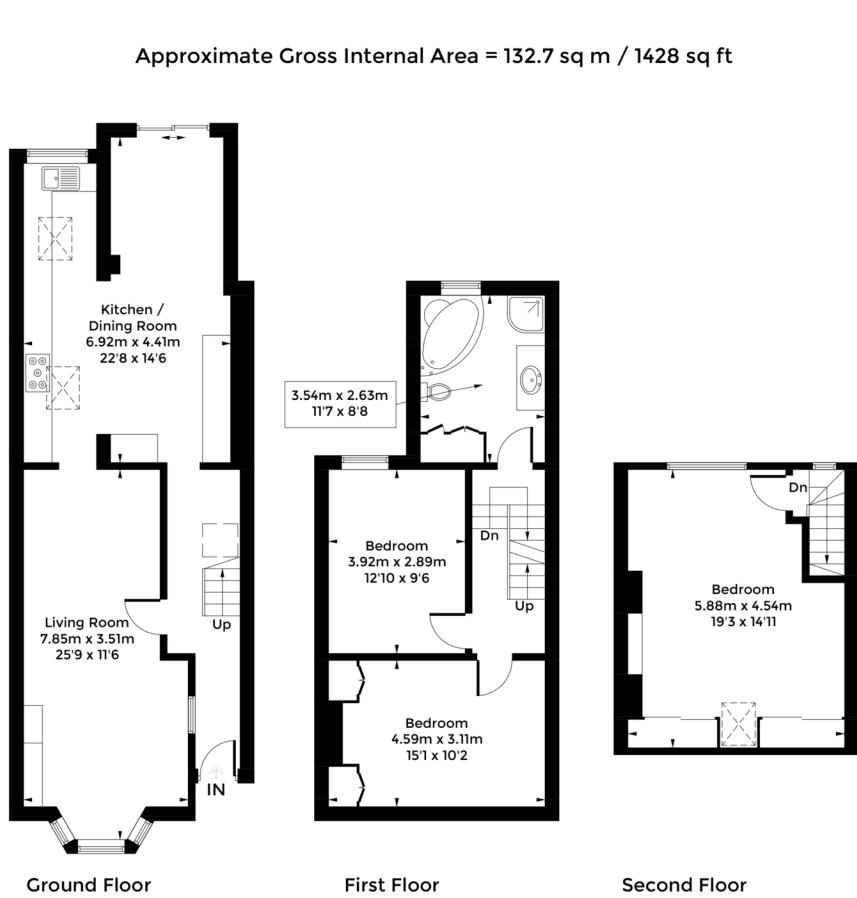
Min. 35.10ft

GUIDE PRICE

O.I.E.O: £600,000







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 | | 80 |
| (55-68) | D | | 60 |
| (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

Summerfield is a no-through road situated off Lake Street, located less than a mile south of the city centre and is a few minutes' walk from Hinksey Park with its heated outdoor swimming pool, play park and tennis courts.

New Hinksey and St Ebbes primary schools are both very well regarded and both walking/easy cycling distance from the property as are both Lake Street and Grandpont nurseries.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon
est. 1947



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

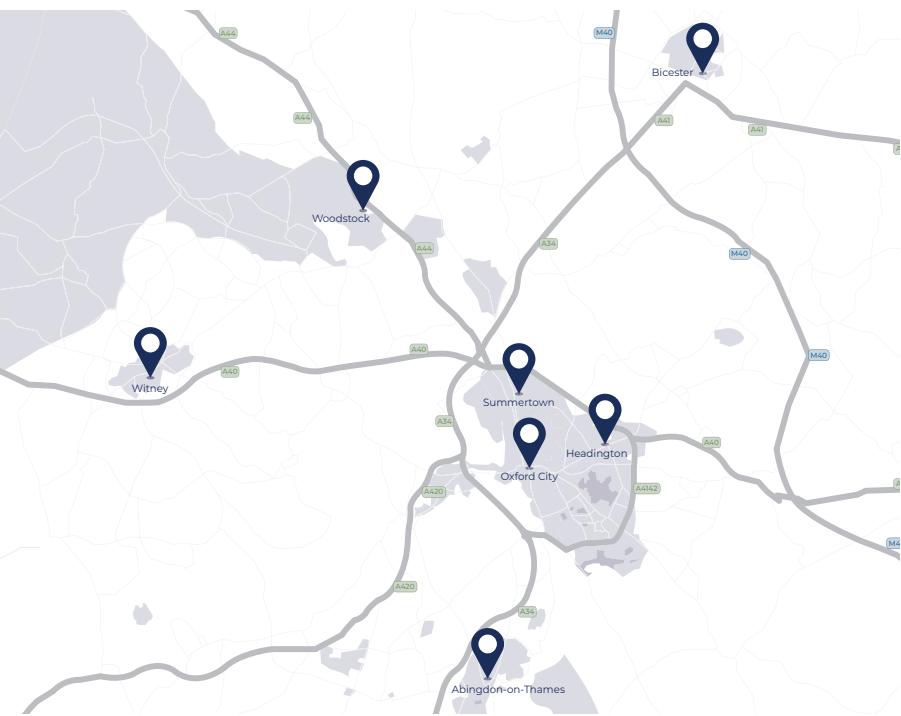
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