

# 66 VICARAGE ROAD

NEW HINKSEY, OXFORD OX1 4RE

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New Hinksey, Oxford OX1 4RE

A charming three-bedroom period home situated in the highly sought-after New Hinksey area.

The ground floor features two generously sized reception rooms, a well-appointed kitchen, and a newly renovated shower room. The first floor comprises two double bedrooms and a renovated family bathroom, with an additional spacious double bedroom occupying the top floor.

The property further benefits from a south-facing garden with rear access and is offered to the market with no onward chain.



3



2



2



Approx. 60ft

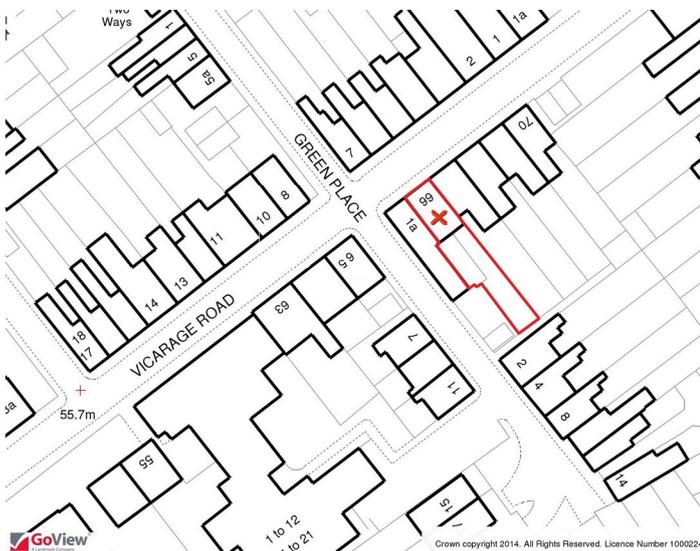
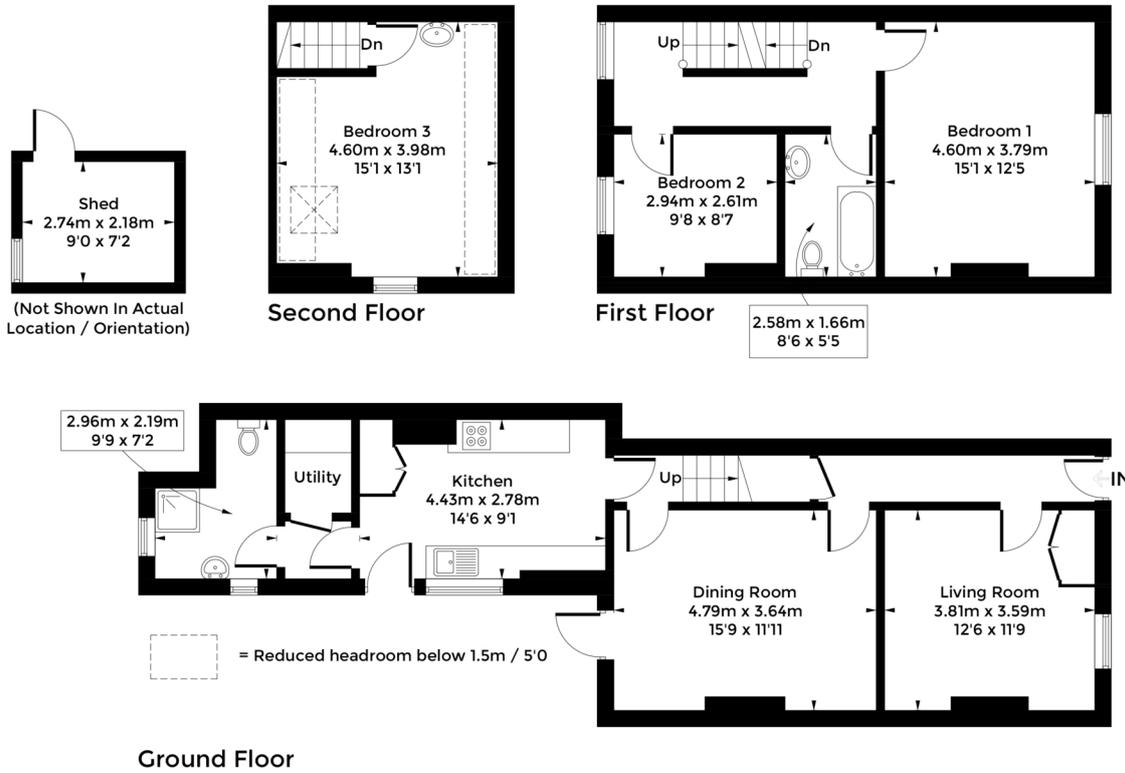
## GUIDE PRICE

O.I.E.O. £475,000





Approximate Gross Internal Area = 122.5 sq m / 1318 sq ft  
 Shed = 6.0 sq m / 64 sq ft  
 Total = 128.5 sq m / 1382 sq ft



**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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	58	
(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

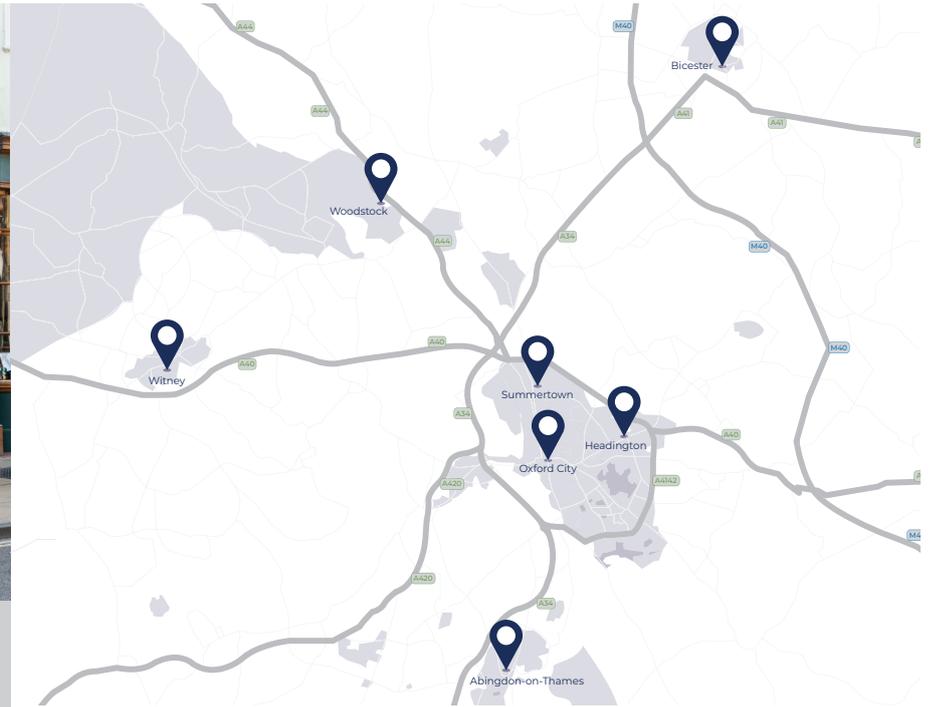
*Located just 1 mile south of the City Centre and close to good local amenities and excellent nursery and primary schooling. Hinksey Park is also nearby providing an open air swimming pool and tennis courts and a lovely walk along the Thames towpath leads into the City Centre.*

*NB: Left bottom photo is vendor's from the summer*



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