

BAMBURGH

HURST RISE ROAD, OXFORD OX2 9HQ

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A charming two-bedroom detached home with ample driveway parking situated on the desirable Hurst Rise Road.

The property is in good order throughout and has the potential to extend on the ground and first floors (subject to the usual consents).

The ground floor accommodation comprises an entrance hall, a spacious sitting room with bay window, a kitchen, conservatory and a WC under the stairs.

On the first floor there is a master bedroom to the front of the house with a dressing room that could easily be converted into an ensuite bathroom, a second double bedroom, and a family bathroom.

To the rear of the property there is a west facing garden with side access.



2



2



1



76.4ft garden

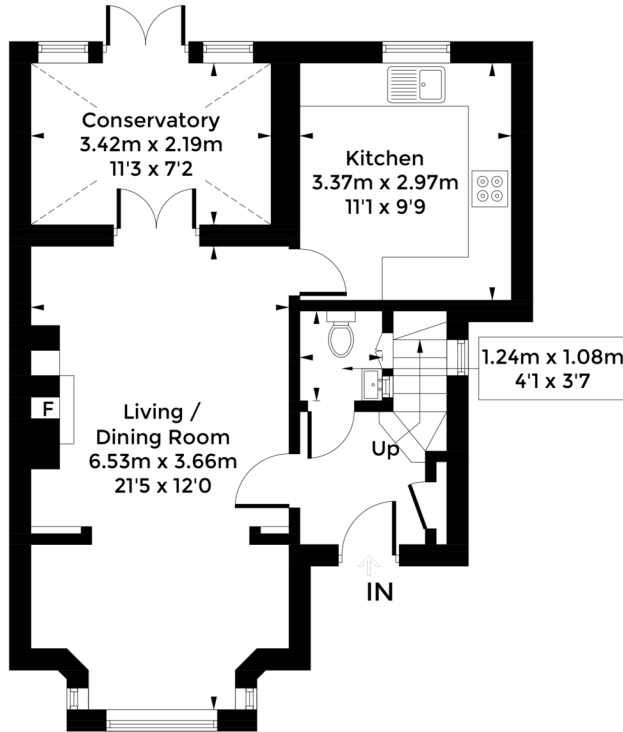
GUIDE PRICE

O.I.E.O. £500,000

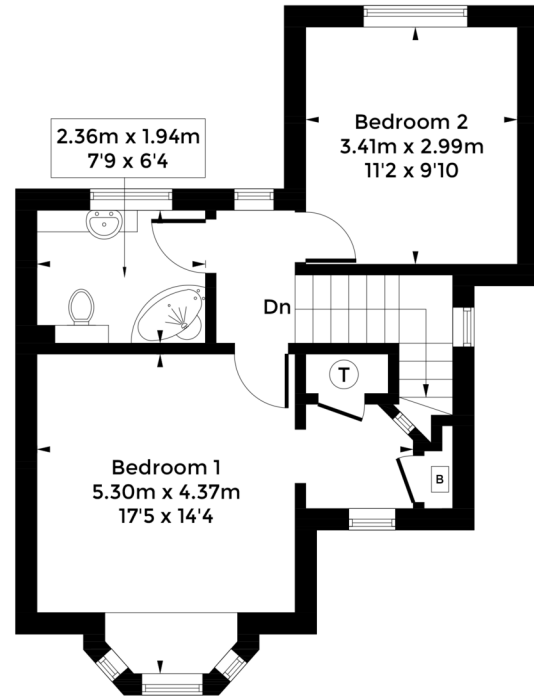




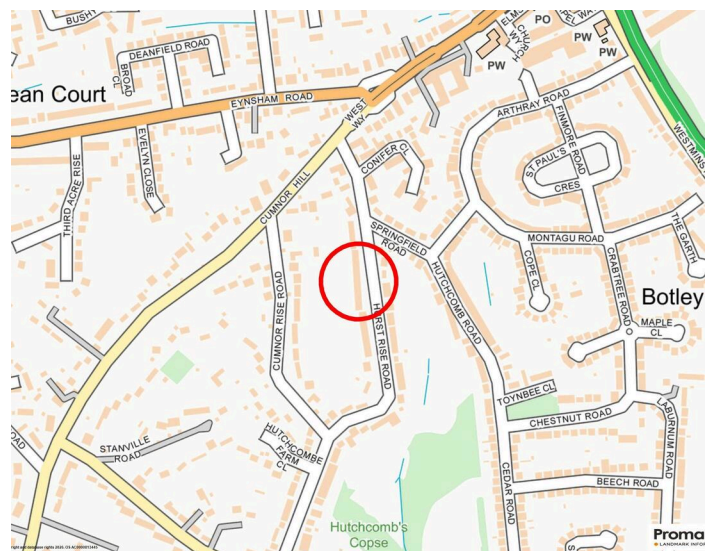
Approximate Gross Internal Area = 88.1 sq m / 948 sq ft



Ground Floor



First Floor



Council Tax:
Band E - £2919.89

Parking:
Off-street parking for several cars

Local Authority:
Vale of White Horse D.C.

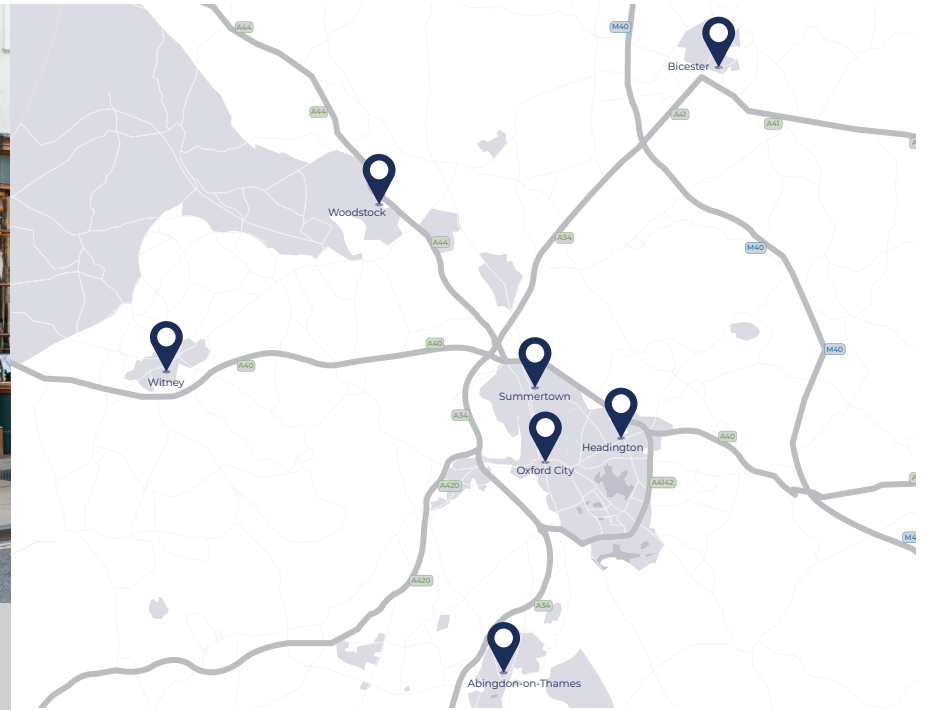
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LOCATION COMMENT

Hurst Rise Road is a desirable residential road located off Cumnor Hill. There are a range of local amenities within walking distance at the recently re-developed West Way shopping precinct and a lovely woodland walk to the local park and playing fields. There is a good local Primary School and the Matthew Arnold secondary school also within walking distance. Oxford Railway Station is only 1 mile from the property with a regular bus service from the nearby bus stop providing convenient access to the city centre and station.



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