

52 SUNNINGWELL ROAD

NEW HINKSEY, OXFORD OX1 4SX

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New Hinksey, Oxford OX1 4SX

An impressive three-bedroom terraced period home located in the popular New Hinksey area of Oxford.

The house has been beautifully extended on the ground floor and into the loft to create a spacious family home and is available with no onward chain.

The ground floor accommodation comprises an entrance hall, and a stunning open plan living arrangement with sitting area with bay window to the front of the house, and a modern kitchen/ diner with bi-folding doors opening out into the garden.

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

On the second floor is a double bedroom with en-suite shower room.

To the rear of the property there is 62 ft landscaped garden with a purpose built garden studio/ home office.

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Approx. 62.3ft

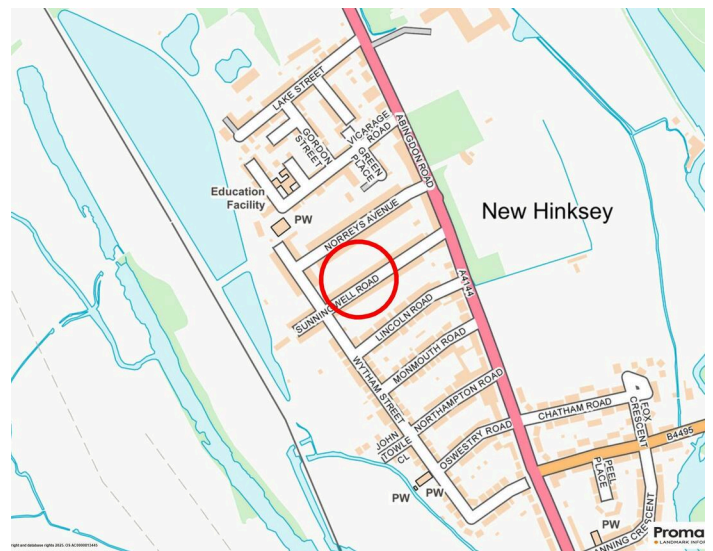
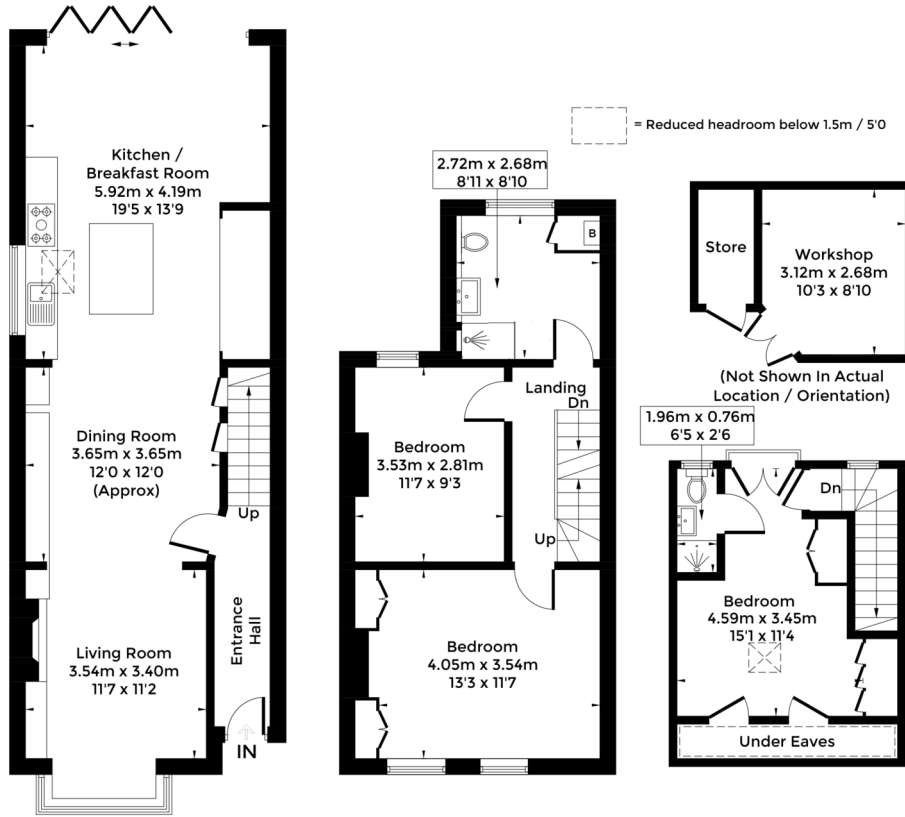
GUIDE PRICE

£725,000





Approximate Gross Internal Area = 123.9 sq m / 1334 sq ft
 Outbuilding = 10.6 sq m / 114 sq ft
 Total = 134.5 sq m / 1448 sq ft
 (Excluding Under Eaves)



Council Tax:
 Band E - £3270.10

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		80
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

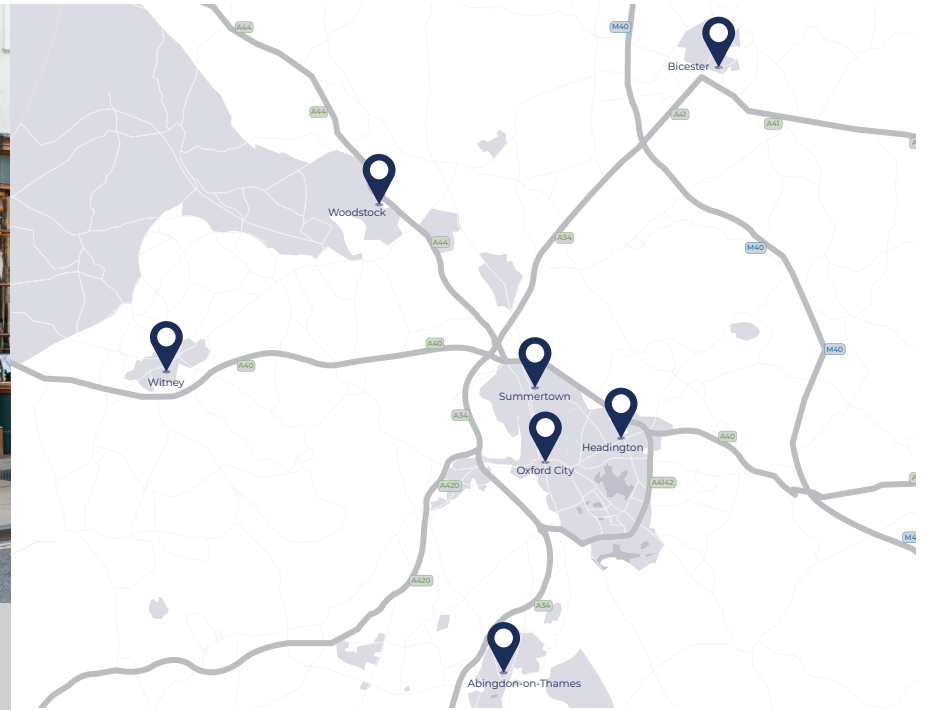
LOCATION COMMENT

Sunningwell Road is a popular residential street located off Abingdon Road in the New Hinksey area of Oxford. Local amenities include a very good primary school (within walking distance) and Hinksey Park with its outdoor heated pool, tennis courts and playground. The city centre is a 25 minute walk from the property and the area offers easy access to the ring road and A34.



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