

46 SUNNINGWELL ROAD

NEW HINKSEY, OXFORD OX1 4SX

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New Hinksey, Oxford OX1 4SX

A well presented three-bedroom period home located in the desirable New Hinksey area of Oxford.

The house has been extended on the ground floor and into the loft to create a spacious family home with three double bedrooms.

The ground floor accommodation comprises an entrance hall, a sitting room with box bay window, a dining room, and a kitchen/ breakfast room with double doors leading out into the garden.

On the first floor there is a large double bedroom, a second double bedroom, and a family bathroom.

On the second floor there is a double bedroom with ensuite shower room and eves storage.

To the rear of the property there is an 82 ft garden with raised patio area and mature flower beds.



4



2



2



82.6ft garden

GUIDE PRICE

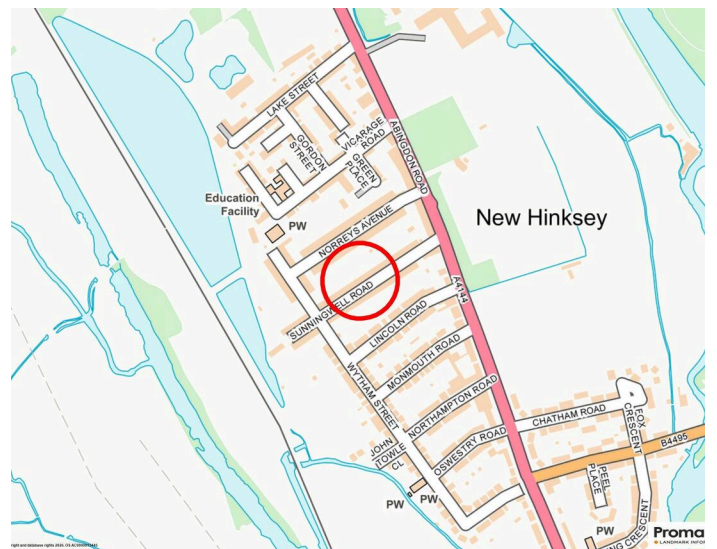
£675,000







Approximate Gross Internal Area = 120.2 sq m / 1294 sq ft



Council Tax:
Band D - £2675.54

Parking:
On-street parking

Local Authority:
Oxford City Council

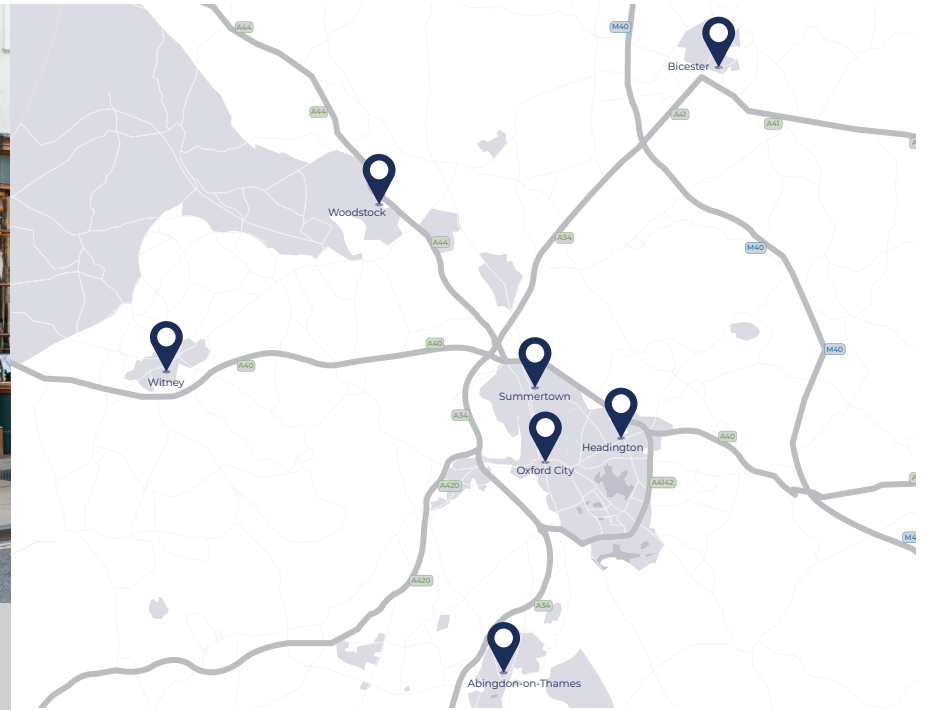
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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