

27 ST. GEORGES MANOR

MANDELBROTE DRIVE, LITTLEMORE, OXFORD OX4 4TN

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Mandelbrote Drive, Littlemore, Oxford OX4 4TN

A well presented Grade II listed two bedroom terraced home with private garden and 2 allocated parking spaces set in the stunning St. Georges Park. This spacious two bedroom house has stunning Georgian features including beautiful period style windows and high ceilings throughout.

The ground floor accommodation comprises an entrance hall, a WC, a sitting room, and a kitchen/ breakfast room.

On the first floor there is a generous master bedroom with built in wardrobe and ensuite shower room, a second double bedroom with built in wardrobe, and a family bathroom. There is a spacious boarded loft space accessed from bedroom two.

There is a private garden to the front of the house and 2 allocated parking spaces a very short walk from the property. There is also a small outdoor space to the rear of the property with an outside tap and storage unit. There is also a dedicated visitors car park near the entrance to the development.

GUIDE PRICE

O.I.E.O: £435,000



2



1



2

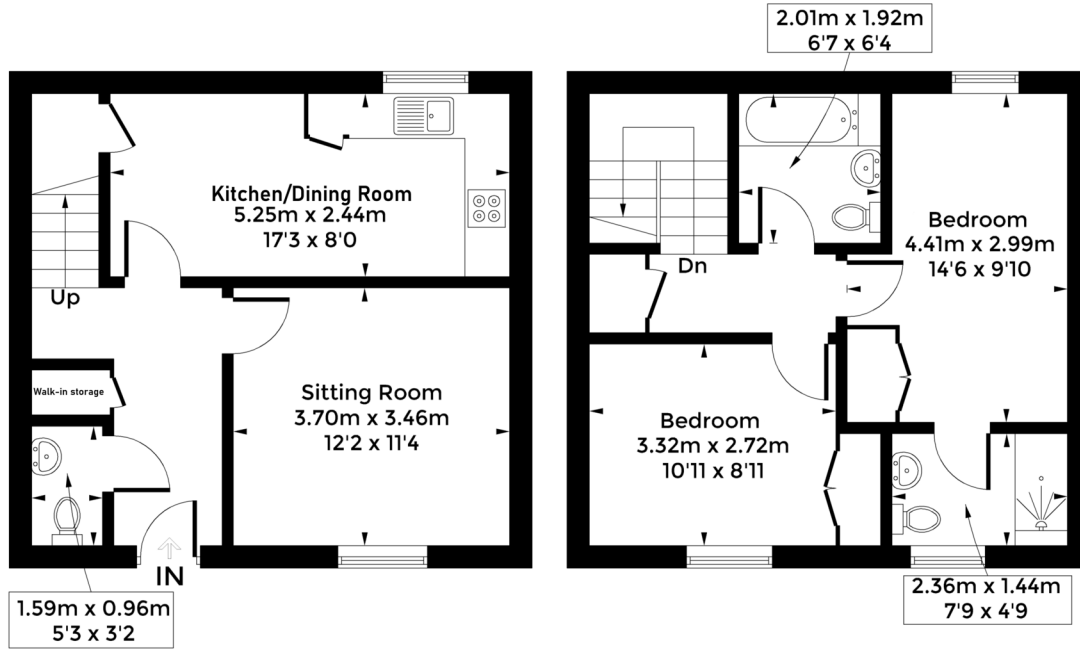


Communal grounds.



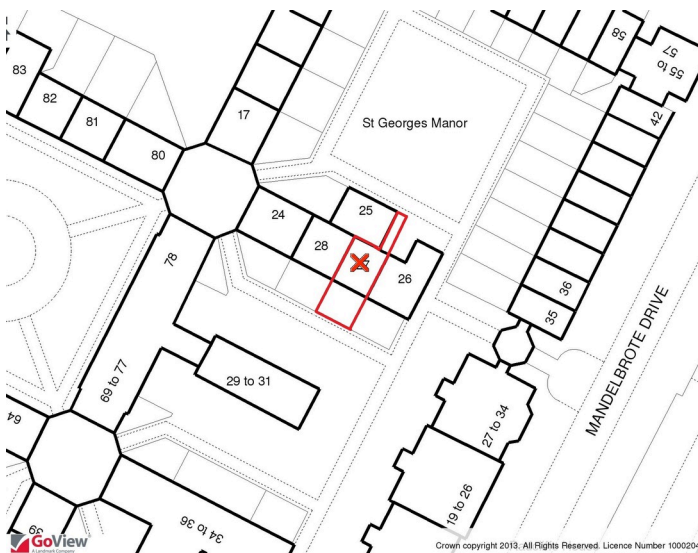


Approximate Gross Internal Area = 77.6 sq m / 835 sq ft



Ground Floor

First Floor



Council Tax:
Band E - £3151.28

Parking:
2 allocated spaces & visitors parking

Local Authority:
Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(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

St. George's Manor lies 3 miles southeast of Oxford and is set in 12 acres of splendid, well maintained communal grounds with allocated parking for each property and a separate visitors' parking area. Well positioned for access to the Oxford Science and Business Parks, the ring road and the A34.



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