

4 SUMMERFIELD

NEW HINKSEY, OXFORD OX1 4RU

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A three-bedroom Victorian terraced home that has been extended on the ground and second floors to create a spacious family home. The house is in good order throughout, has double glazed sash windows and is situated on a popular residential cul-de-sac.

The ground floor accommodation comprises an entrance hall, a generous sitting room/ family room with bay window, and a kitchen/ diner with doors leading out into the garden.

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

On the second floor there is a large master bedroom.

To the rear of the property there is a 35ft long paved garden.

GUIDE PRICE

O.I.E.O: £550,000



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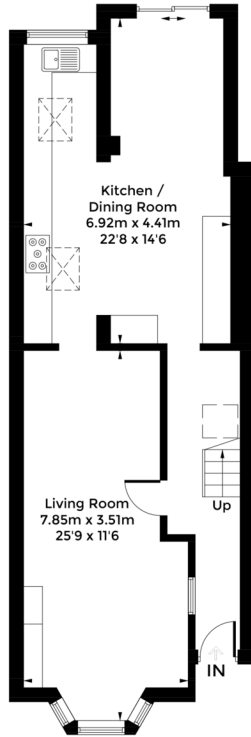
Min. 35.10ft



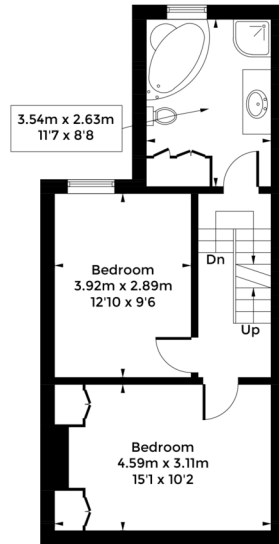




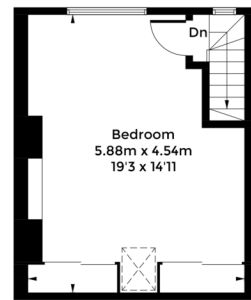
Approximate Gross Internal Area = 132.7 sq m / 1428 sq ft



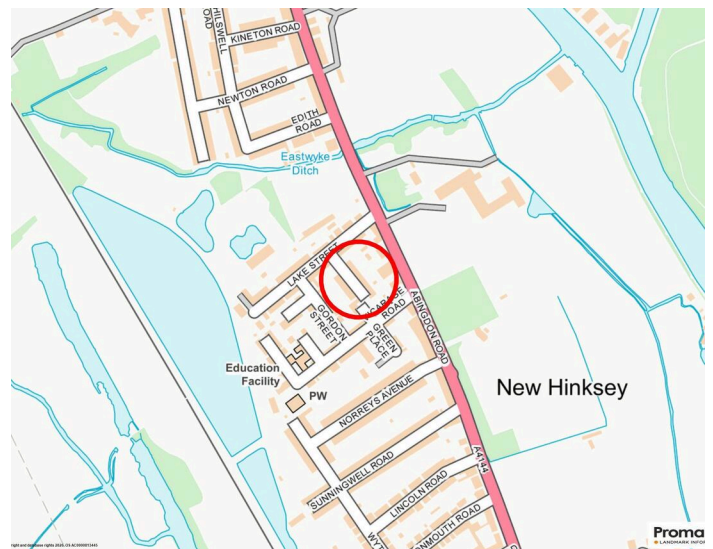
Ground Floor



First Floor



Second Floor



Council Tax:
Band D - £2675.54

Parking:
On-street parking

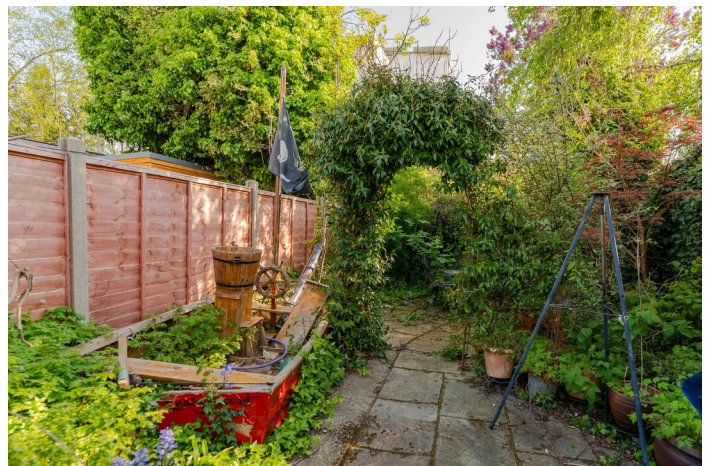
Local Authority:
Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	78
(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

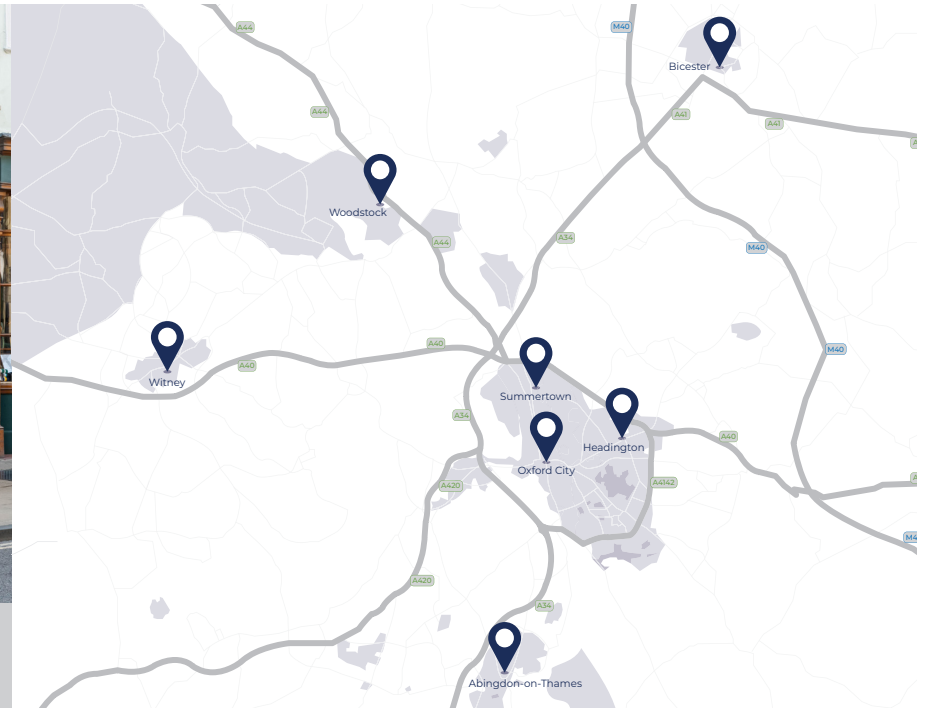
Summerfield is a no-through road situated off Lake Street, located less than a mile south of the city centre and is a few minutes' walk from Hinksey Park with its heated outdoor swimming pool, play park and tennis courts.

New Hinksey and St Ebbes primary schools are both very well regarded and both walking/easy cycling distance from the property as are both Lake Street and Grandpont nurseries.



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