

13 BEAUMONT COURT

THE AVENUE, KENNINGTON, OXFORD OX1 5AL

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The Avenue, Kennington, Oxford OX1 5AL

A spacious two bedroom maisonette situated in the highly desirable village of Kennington, featuring its own private courtyard garden with convenient rear access.

The well-appointed accommodation includes a kitchen, an open-plan living and dining area with patio doors opening onto the courtyard garden, two generous double bedrooms, and a family bathroom. The property further benefits from allocated parking and access to a communal garden.

Offered to the market with no onward chain.



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Communal grounds

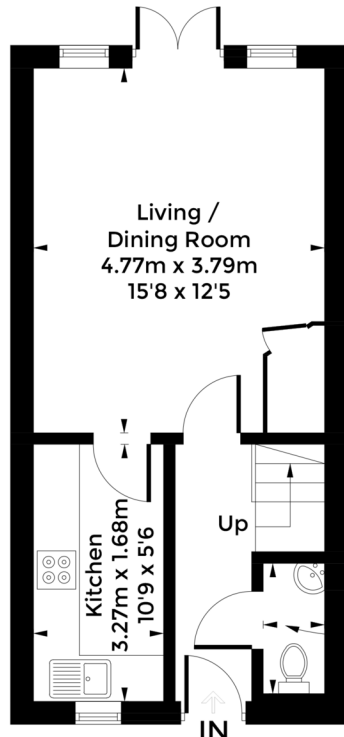
GUIDE PRICE

£300,000





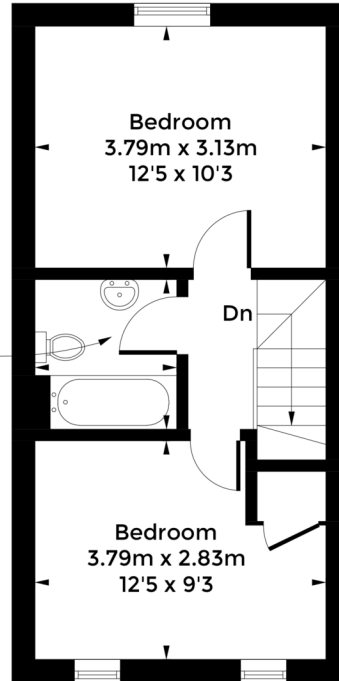
Approximate Gross Internal Area = 62.9 sq m / 677 sq ft



Ground Floor

1.96m x 1.84m
6'5 x 6'0

1.79m x 0.88m
5'10 x 2'11



First Floor



Council Tax:
Band C - £2278.09

Parking:
Allocated space

Local Authority:
Vale of White Horse D.C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(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

Kennington is a sought-after village just a short cycle or bus ride from Oxford city centre, offering a strong sense of community. Riverside and woodland walks are close by, and local amenities include an excellent primary school, Co-op, Post Office, and a pub. The village provides easy access to both Oxford and Abingdon, supported by a regular bus service.



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