

30 RYMERS LANE

FLORENCE PARK, OXFORD OX4 3LB

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Situated in the ever-popular Florence Park area, this attractive 1930s three-bedroom home offers well-balanced accommodation, a generous rear garden and exciting scope for future improvement or extension, subject to the relevant planning consents. The accommodation is arranged over two floors and begins with an entrance hall leading through to a bright bay-fronted living/dining room, creating a welcoming space for both relaxing and entertaining. To the rear, a separate reception room provides flexibility for use as a dining room, home office or additional sitting room, while the kitchen overlooks and opens onto the garden.

Upstairs, there are three bedrooms, including two comfortable doubles, together with a family bathroom and landing access to the loft space.

Outside, the property benefits from off-road parking to the front and a shared side access leading to the rear garden. The garden itself extends to approximately 50ft and is mainly laid to lawn with plenty of potential for landscaping or further enhancement.



3



2



1



Approx. 50.8ft

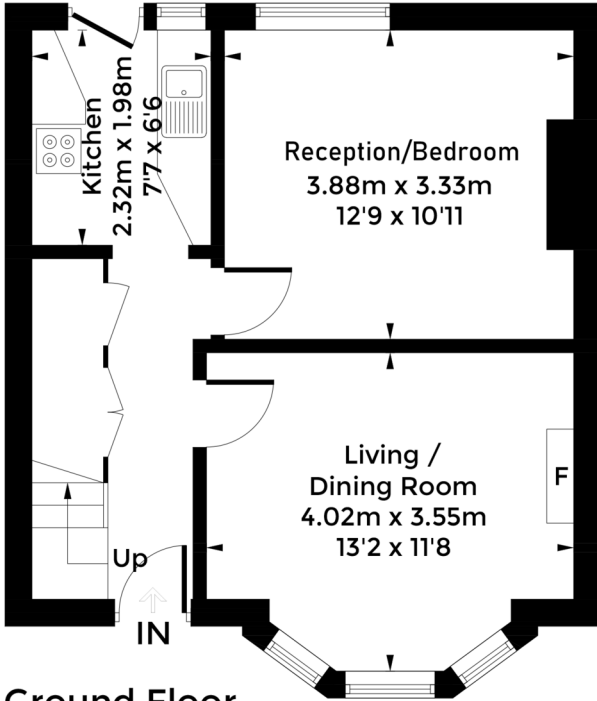
GUIDE PRICE

£400,000

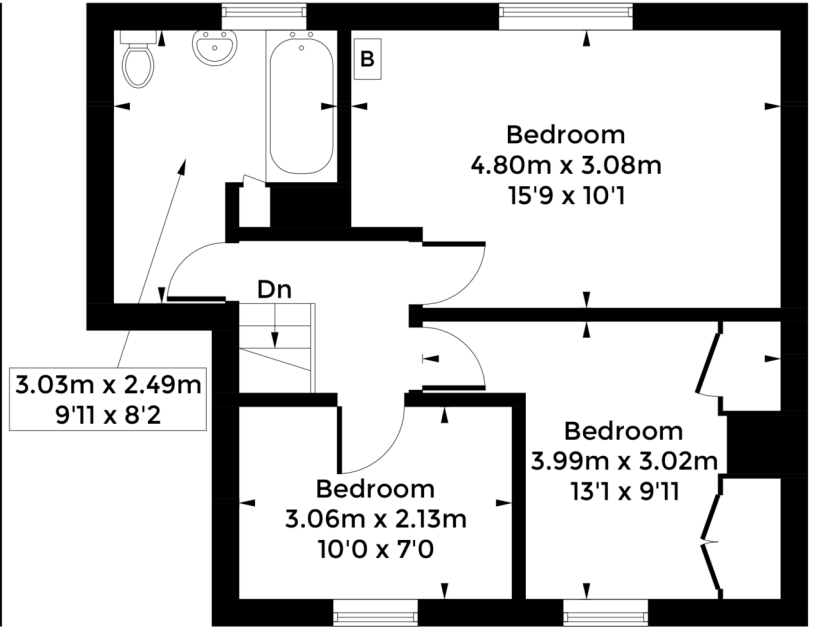




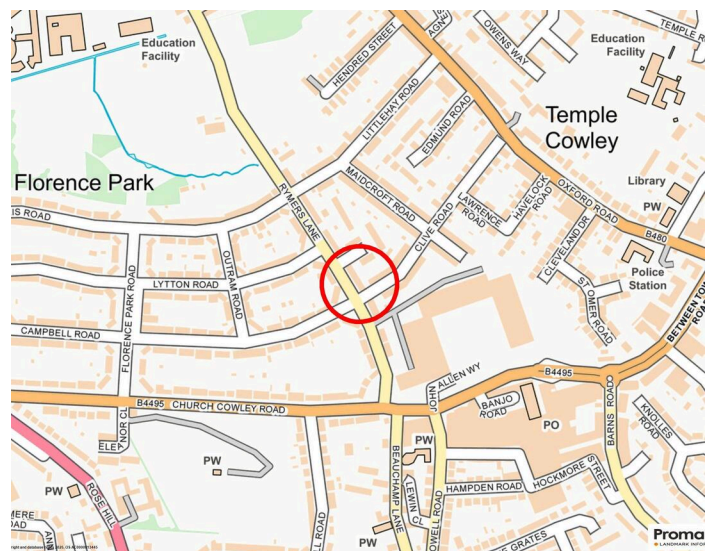
Approximate Gross Internal Area = 83.1 sq m / 894 sq ft



Ground Floor



First Floor



Council Tax:
Band C - £2378.25

Parking:
Off-road parking for 1 car

Local Authority:
Oxford City Council

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

LOCATION COMMENT

Florence Park is a hugely popular area with families and young professionals. There is a strong local community in the area and the recently refurbished The Jolly Postboys public house has been extremely well received. The area is also in the Larkrise Primary School catchment.

Ideally located for local shops, schools and transport links, the property also enjoys easy access to Oxford city centre.



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