

24 OSWESTRY ROAD

NEW HINKSEY, OXFORD OX1 4TL

24 Oswestry Road

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This spacious 3 bedroom end terrace family home was extended a few years ago to provide a stunning kitchen/dining/family room with bi-fold doors opening onto a raised decked patio area.

The remaining accommodation provides a sitting room, utility room and cloakroom on the ground floor, 3 bedrooms and a bathroom on the first floor.

The house is presented in excellent condition throughout and all the rooms are particularly light. A new boiler was installed in 2015.

There is possible scope for a loft conversion or side extension (subject to consents) if required.

Driveway parking and garage. Attractive 47ft. rear garden.



3



2



1



47.9ft

GUIDE PRICE

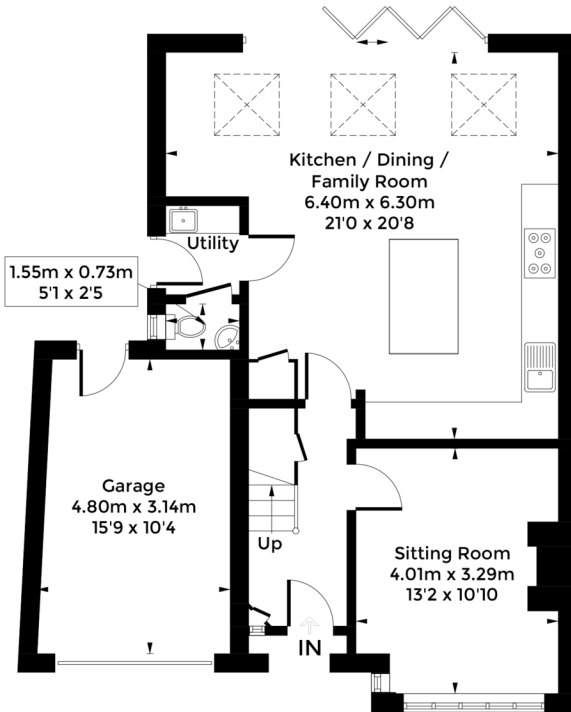
£585,000



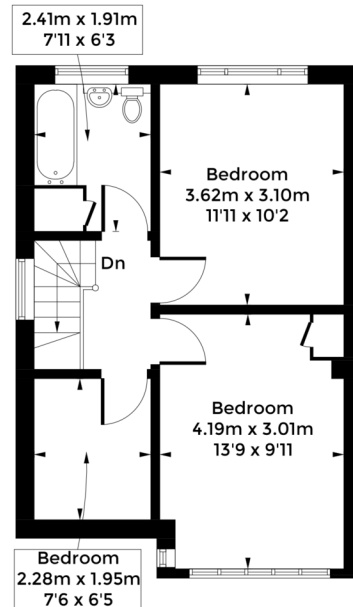




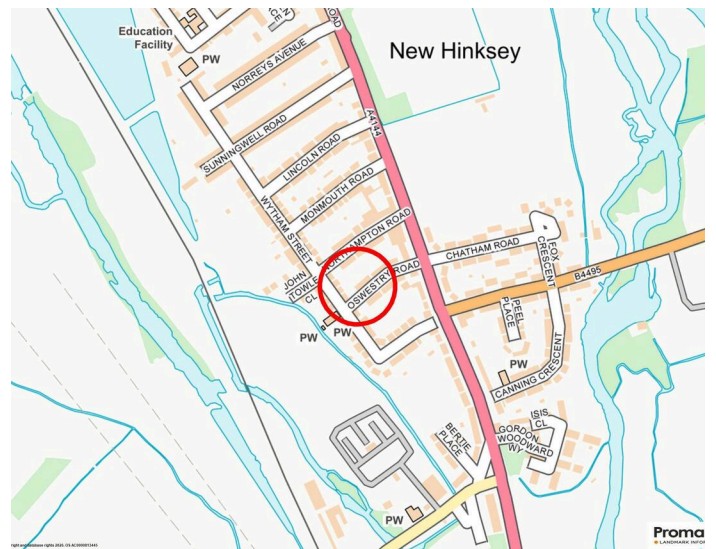
Approximate Gross Internal Area = 96.6 sq m / 1040 sq ft
 Garage = 14.6 sq m / 157 sq ft
 Total = 111.2sq m / 1197 sq ft



Ground Floor



First Floor



Council Tax:
 Band D - £2675.54

Parking:
 Off-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		75
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

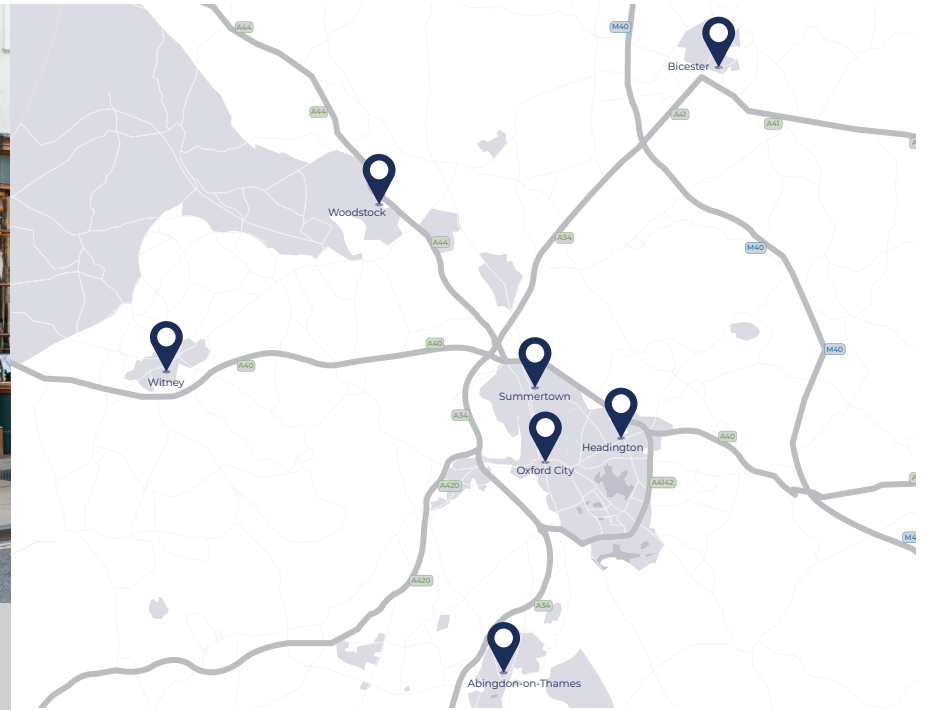
LOCATION COMMENT

Local facilities include 2 primary schools, a nursery, Health Centre and supermarket. Hinksey Park with open air swimming pool, tennis courts and play area is within walking distance. Convenient for public transport links and close to a city cycling route.



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