

# 3 SCHOOL PLACE

NEW HINKSEY, OXFORD OX1 4RG

# 3 School Place

New Hinksey, Oxford OX1 4RG

A three-bedroom terraced home located on a quiet no-through road in the popular area of New Hinksey.

The property comes to the market well presented throughout, has been extended into the loft to create a third bedroom, and features double glazing throughout.

The ground floor accommodation comprises a spacious sitting/dining room, a modern kitchen, and bathroom.

On the first floor there is a double bedroom, and a single bedroom/ study.

There is a double bedroom with ensuite shower room on the second floor.

To the rear of the property is a low maintenance garden.

## GUIDE PRICE

**£425,000**



2



1



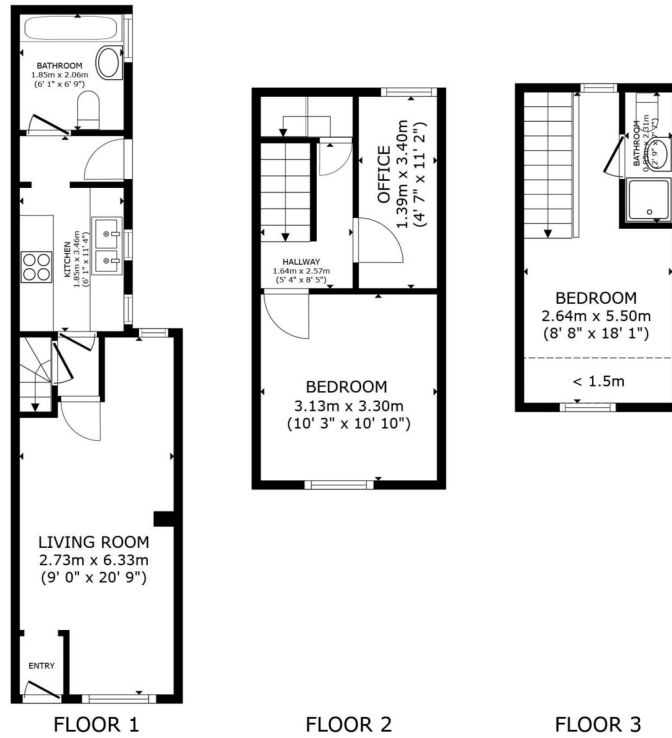
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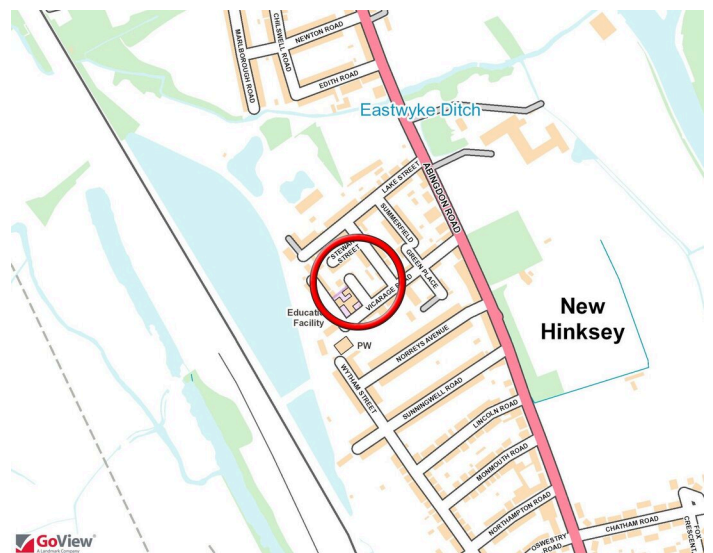
30ft garden







GROSS INTERNAL AREA  
 EXCLUDED AREAS : REDUCED HEADROOM 2.1 m<sup>2</sup> (23 sq.ft.)  
 TOTAL : 67.3 sq.m (724 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Council Tax:**  
 Band C £2378.25

**Parking:**  
 On-street parking

**Local Authority:**  
 Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

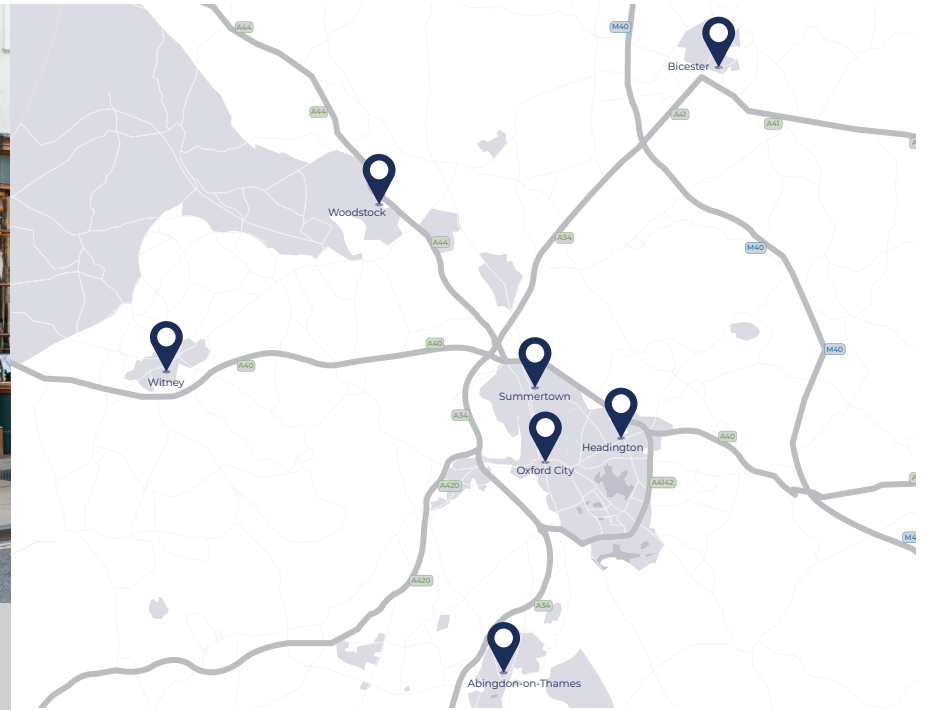
# “ LOCATION COMMENT

*School Place is situated close to a good selection of local amenities including shops for everyday needs, the popular New Hinksey primary school, Hinksey Park with outdoor swimming pool and tennis courts etc., and offers easy access both to the City Centre and the Ring Road.*



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