



26 MANDELBROTE DRIVE

LITTLEMORE, OXFORD, OX4 4TN

**PENNY &
SINCLAIR**

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A very well presented Grade II Listed end of terrace town house situated in this sought after gated development within easy reach of Oxford city centre, ring road and business parks.

Entrance Hall • Cloakroom • Double Aspect Sitting Room • Kitchen/Breakfast Room • Three Bedrooms • Study/Additional Bedroom • Ensuite Shower Room • Refitted Family Bathroom • Two Allocated Parking Spaces

DESCRIPTION

A very well presented Grade II Listed end of terrace town house situated in this sought after gated development within easy reach of Oxford city centre, ring road and business parks. The light and airy accommodation is arranged over two floors and comprises, spacious entrance hall, cloakroom, lovely double aspect sitting room and kitchen/breakfast room on the ground floor. The first floor comprises master bedroom with ensuite shower room two further bedrooms, a study/bedroom and a refitted family bathroom. The property benefits from double glazed sash windows, gas fired central heating and ample storage. Outside there a low maintenance private rear garden as well as access to the communal landscaped grounds. The property benefits from two allocated parking spaces as well as visitor parking. Offered with no onward chain.

LOCATION

St. George's Manor is situated to the south east of the city and within easy reach of Sandford on Thames and is only a ten minute ride into the historic centre of Oxford. The River Thames is a short walk away with tow path leading into the centre of Oxford. Littlemore is ideally placed for those wanting access to the Science Park, Cowley business parks including BMW, and the A4074 towards Wallingford and Reading. There are also easy links to London and the Midlands via the M40 and A34 respectively.





DIRECTIONS

From St. Clements proceed away from the city via the Iffley Road. Continue up to the ring road and continue over into Oxford Road, Littlemore. At the mini roundabout, turn right towards Sandford on Thames. The entrance to St. George's Manor will be found on the left hand side behind the automatic gates. Turn right and right again into the visitors parking area.

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

TENURE & POSSESSION

Freehold with vacant possession on completion. There is a yearly service charge contribution of c. £1000 which goes towards the upkeep of the communal grounds and insurance.

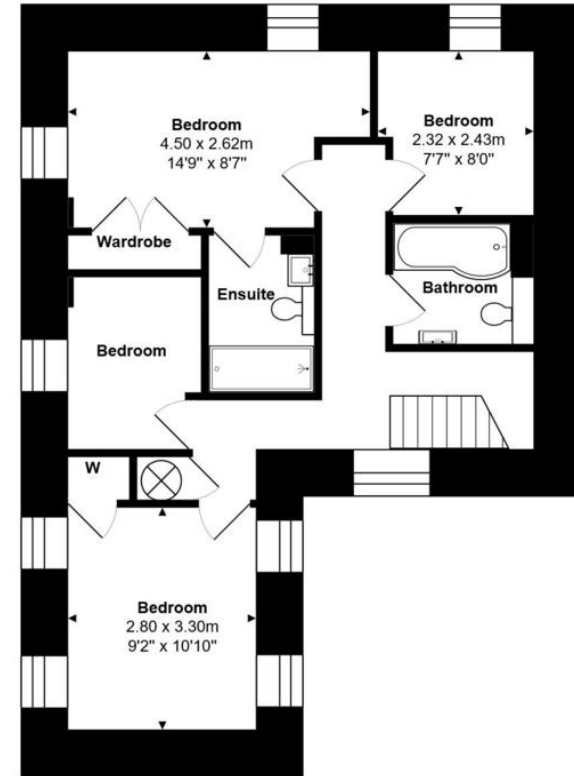
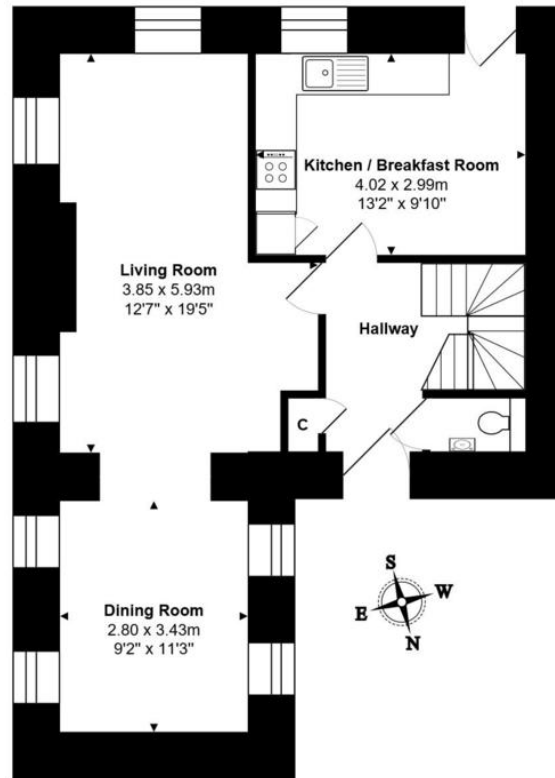
SERVICES

All main services connected.

LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council
City Chambers
Queen Street
Oxford
OX1 1EN
Telephone (01865) 249811
Council tax band 'F' amounting to £2808.79 for the year 2018/19





Approx Gross Internal Area: 104.3 m² ... 1122 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.

Drawn by E8 Property Services. www.e8ps.co.uk

**PENNY &
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