



21 HAWKINS STREET

OXFORD, OX4 1YD

**PENNY &
SINCLAIR**

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A beautifully presented bay fronted Victorian three storey house situated in this most convenient location and within easy reach of the city centre, bustling Cowley Road and the Oxford hospitals.

Entrance Hall • Sitting/Dining Room • Kitchen • Three Bedrooms •
First Floor Bathroom • Secluded South West Facing Garden • Permit
Parking •

DESCRIPTION

A beautifully presented bay fronted Victorian three storey house situated in this most convenient location and within easy reach of the city centre, bustling Cowley Road and the Oxford hospitals. The light and airy accommodation comprises, entrance hall, open plan sitting/dining room, kitchen, two first floor bedrooms, stylish bathroom and a top floor master bedroom. The property benefits from replacement sash windows, Chesneys log burning stove and gas central heating. Outside to the rear is a secluded south west facing garden and to the front, on street permit parking.

LOCATION

Hawkins Street is located to the east of the city centre and within walking distance of Magdalen Bridge and High Street. The nearby Cowley Road is short walk away as is South Park. There is good access to the ring road and the A/M40.

DIRECTIONS

From The Plain, proceed along the Cowley Road. Turn right into Randolph Street. Hawkins Street is the second turning on the left. The property will be seen immediately on the right hand side identified by a Penny & Sinclair For Sale board.





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 Penny & Sinclair who have 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.

SERVICES

All main services are connected.

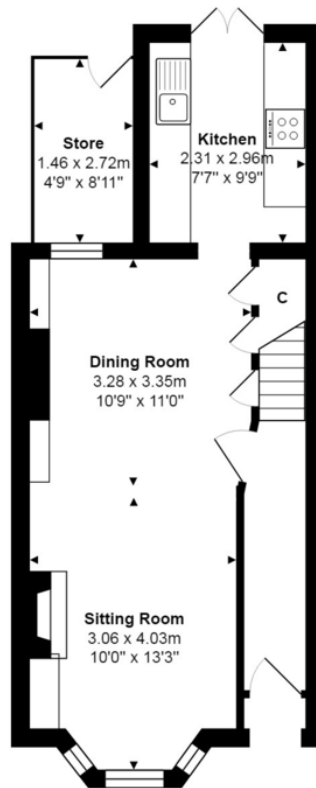
TENURE & POSSESSION

The property is Freehold and offers vacant possession upon completion.

LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council
Town Hall
St Aldates
Oxford
OX1 1BX
(01865) 249811
Council Tax Band C £1607.51 for 2017/18

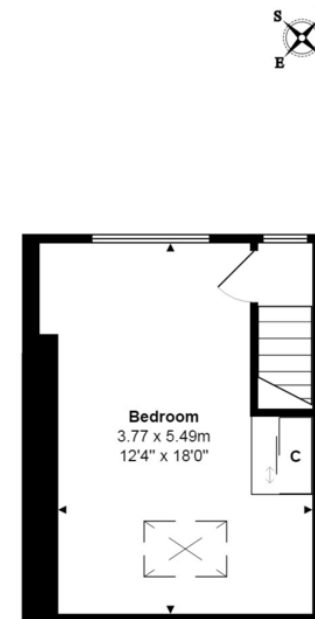




Ground Floor



First Floor



Second Floor

Total Area: 94.7 m² ... 1020 ft² (excluding store)

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

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