



11 BHANDARI CLOSE

OXFORD, OX4 3DT

**PENNY &
SINCLAIR**

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An extended modern semi detached house situated in this quiet location and within easy reach of the city centre, Florence Park facilities, the business parks and ring road. The light and airy accommodation extends to c. 1181 sq ft and is arranged over two floors. Outside there is private driveway to the front and a sunny south west facing garden to the rear.

Entrance Hall • Cloakroom • Sitting Room • Playroom/Fifth Bedroom
• Kitchen/Breakfast Room • Utility Area • Four Bedrooms • Ensuite Bathroom • Family Shower Room

DESCRIPTION

A well presented extended modern semi detached house situated in this quiet location and within easy reach of the city centre, Florence Park facilities, the business parks and ring road. The light and airy accommodation extends to c. 1181 sq ft and is arranged over two floors. Comprises entrance hall, cloakroom, sitting room, playroom/fifth bedroom, kitchen/breakfast room, utility area, four bedrooms, ensuite bathroom to the main bedroom and a family shower room. Benefits include gas central heating and UPVC double glazing. Outside there is private driveway to the front and a sunnysouth west facing garden to the rear including a substantial storage shed.

LOCATION

Bhandari Close is located off Cricket Road in the heart of this established residential area to the south east of the city centre. There are a number of local amenities within easy reach including the park, tennis courts (available until 10pm) and a 24 hour gym. Cowley centre is within walking distance and the city centre is easily reached by bicycle or bus.

DIRECTIONS

From The Plain proceed along the Iffley Road. Turn left into Cornwallis Road. Continue along this road until reaching Rymers Lane. Turn left and follow the road for a short distance. Bhandari Close will be seen on the right hand side. Follow the road in and follow it around to the left. The property will be found on the left hand side.





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 mains services are connected.

TENURE & POSSESSION

Freehold with vacant possession on completion.

LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council

Town Hall, St Aldates

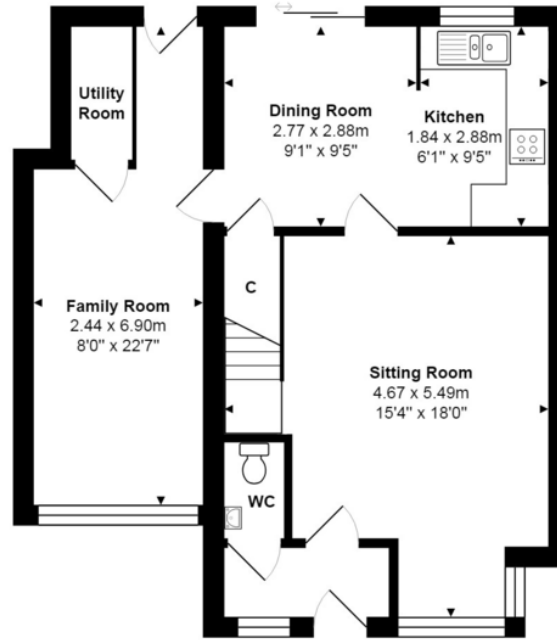
Oxford

OX1 1BX

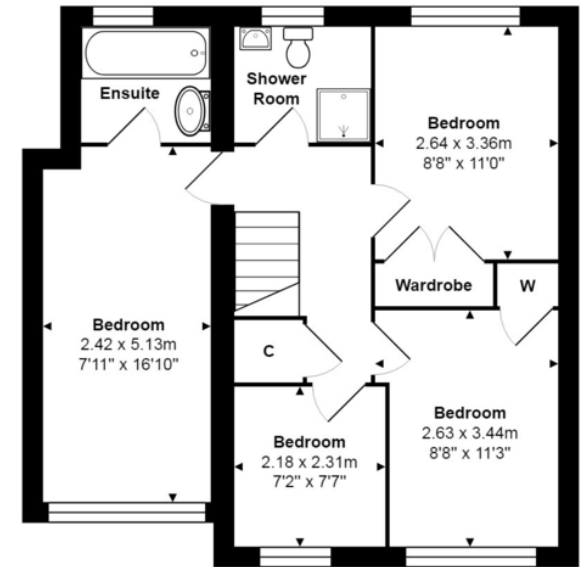
Telephone (01865) 249811

Council Tax Band 'D' amounting to £1808.45 for the year 2017/18





Ground Floor



First Floor



Approx. Gross Internal Area: 109.7 m² ... 1181 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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