



5 HAWKINS STREET

OXFORD, OX4 1YD

PENNY &
SINCLAIR

5 HAWKINS STREET

OXFORD, OX4 1YD

A bay-fronted Victorian home full of character and charm ideally located for the city centre, the vibrant Cowley Road, and the Oxford hospitals.

Three bedrooms • Through reception room • Kitchen • Bathroom • Loft room • Southerly facing rear garden • Period features • Permit parking •

DESCRIPTION

A well-presented Victorian bay fronted terraced home over-flowing with character and charm including stripped wooden floors and doors, feature fireplaces and sash windows to the front. The property offers a through reception room, kitchen and bathroom on the ground floor, whilst the first floor has three bedrooms and a 'paddle' staircase rising to a loft room which subject to the usual consents could be fully converted in to a master bedroom with en-suite. Ceiling heights on the ground and first floors are noticeably high adding to the sense of spaciousness.

Outside there is a small walled garden to the front, whilst to the rear there is a surprisingly larger than average 'L' shaped garden with pedestrian rear access, making it ideal for bicycle storage.

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 A40/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

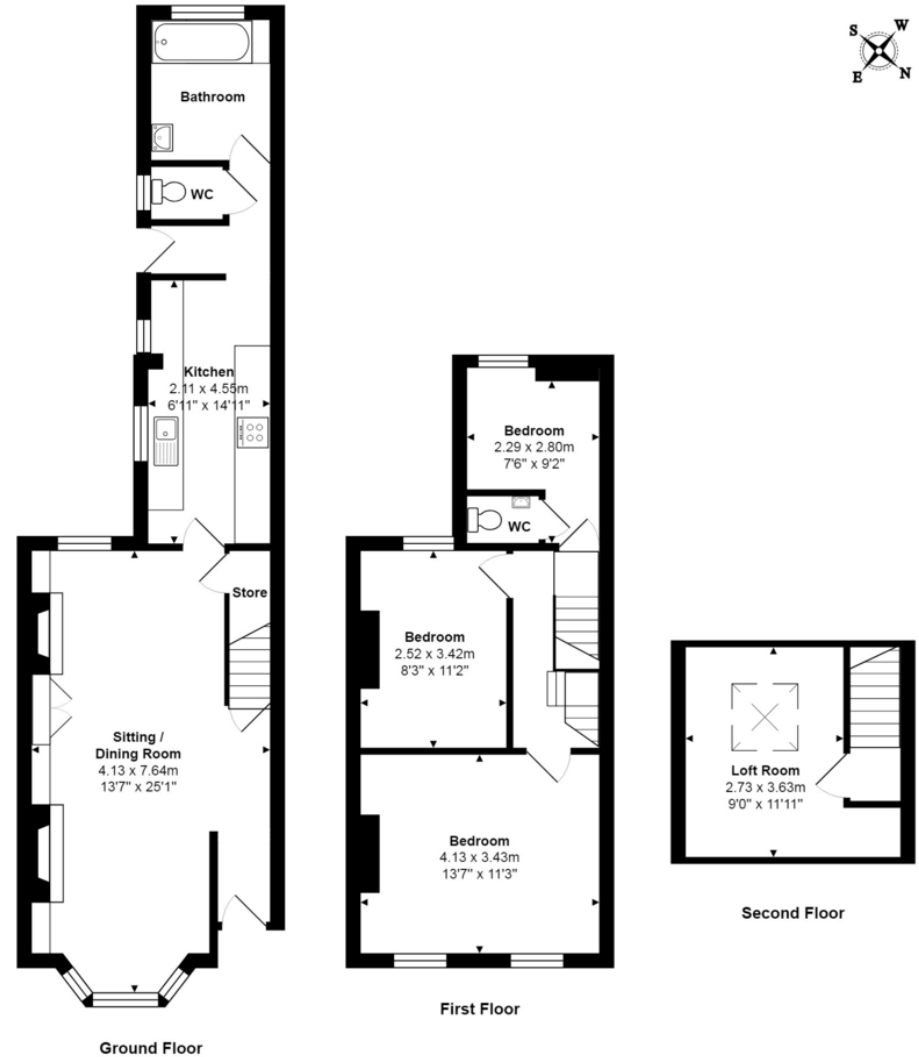
The property is Freehold and offers vacant possession upon completion.

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)





1-4 The Plain,
St.Clements,
Oxford, OX4 1AS
T: 01865 297555
E: city.sales@pennyandsindair.co.uk

IMPORTANT NOTICE Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that: i) the particulars do not constitute part of an offer or contract; ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact; iii) the text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Penny & Sinclair have not tested any services, equipment or facilities. A buyer or lessee must satisfy themselves by inspection or otherwise. iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order; vi) no person in the employment of Penny & Sinclair has any authority to make or give any representation or warranty whatsoever in relation to this property; vii) all measurements are approximate.