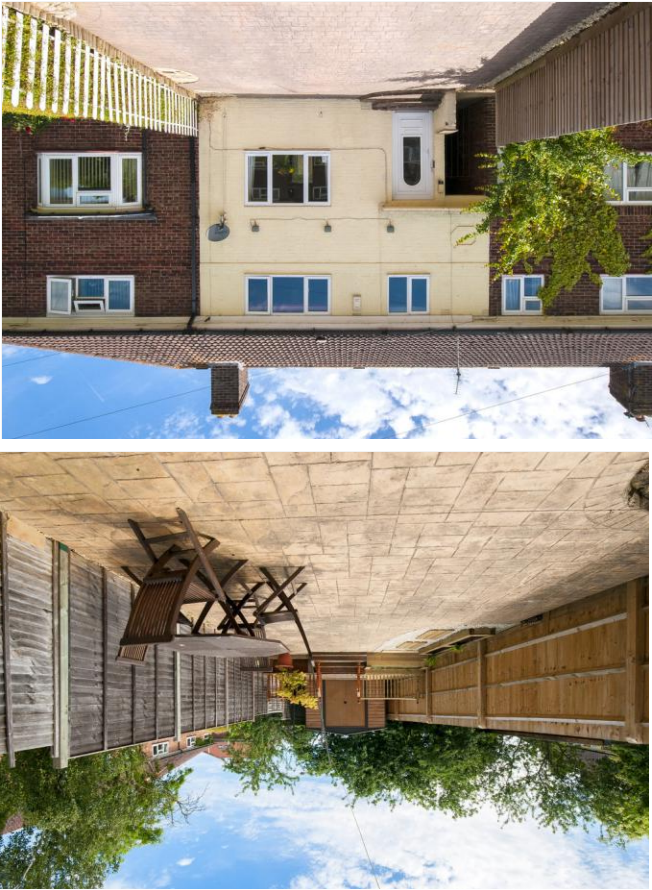
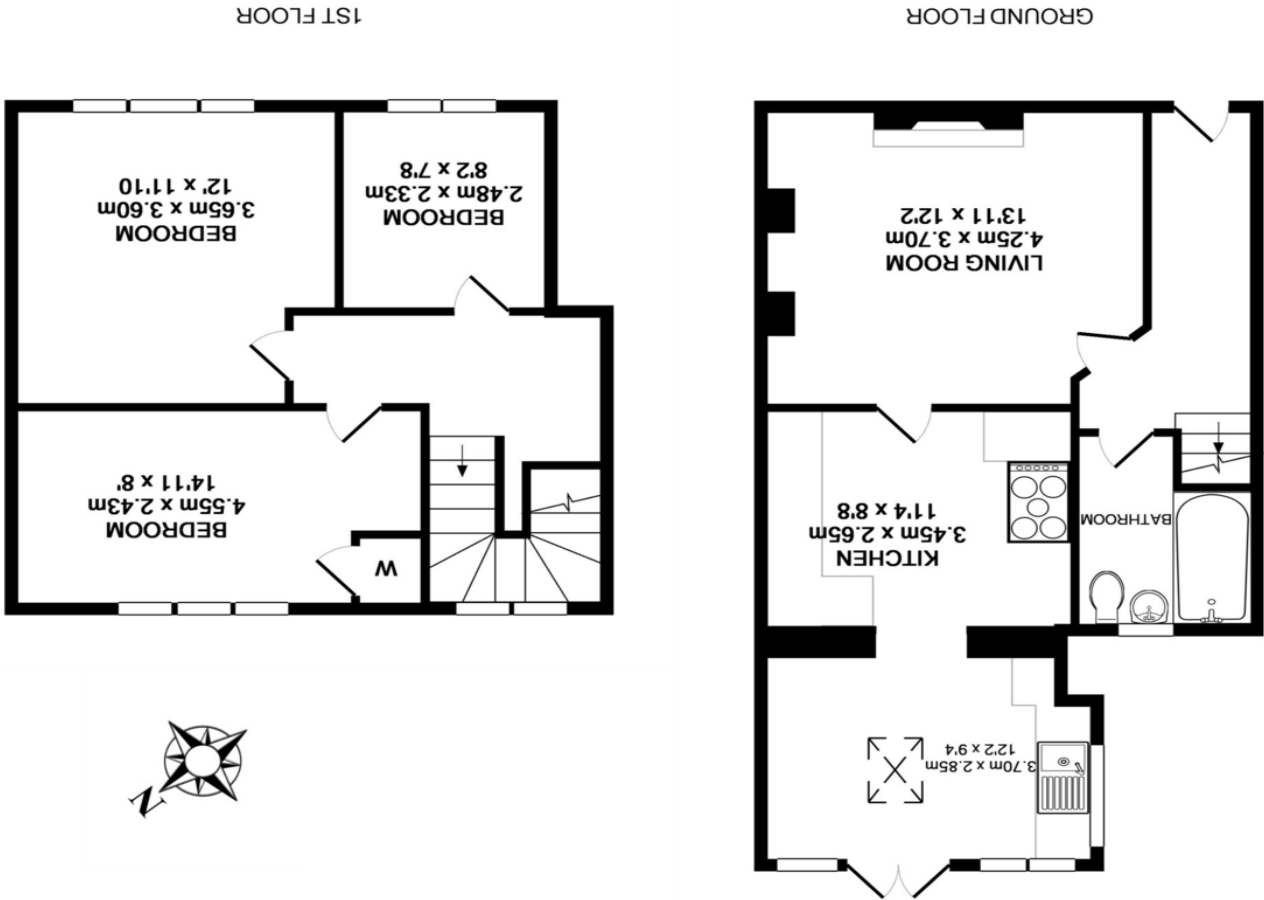


IMPORTANT NOTICE Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that: i) the particulars do not constitute part of an offer or contract; ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, 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.

These measurements are the maximum & are approximate only, they do not take into account minimum
measurements. Drawn by E8 Property Services. Total floor area includes detached garages and or
outbuildings. - www.e8ps.co.uk
Made with Metropix ©2015

TOTAL APPROX. FLOOR AREA 86.0 SQ.M. (926 SQ.FT.)



27 BUCKLER ROAD

OXFORD, OX2 7TE

A three bedroom family home with off street parking to the front and west facing garden to the rear within a short walk of Cutteslowe Primary School

CHAIN FREE SALE • Three bedrooms
Extended kitchen/breakfast room
West facing garden
Walking distance to Cutteslowe Primary School

DESCRIPTION

This three bedroom family home is offered for sale with no onward chain. The property is well presented throughout and the accommodation comprises; entrance hall, bathroom, sitting room and kitchen/dining room with French doors to the garden on the ground floor. At first floor level are three bedrooms. There is parking to the front of the house with a west facing garden to the rear which is currently paved.

SITUATION

Situated within a short distance of Oxford Parkway station and less than one mile north of Summertown providing good access to all the day to day shopping facilities including bars, restaurants and a Marks and Spencer food hall with slightly further afield the more comprehensive amenities of Oxford City Centre. Along the Banbury Road is a regular and reliable bus service linking you to Summertown and the city centre. Cutteslowe Primary School is a short walk of the property. The Woodstock and Banbury Roads join directly to the Oxford ring road connecting to the A40 and M40 to London.



FIXTURES & FITTINGS

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

LOCAL AUTHORITY

Oxford City Council
City Chambers
Queen Street
Oxford OX1 1EN
Telephone (01865) 249811

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.

SERVICES

All mains services are connected.

COUNCIL TAX

Band 'C' amounting to £1,700 for the year 2018/19.

TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

