



43 SUNNINGWELL ROAD

OXFORD, OX1 4SZ

PENNY &
SINCLAIR

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Delightful period property full of character located in this popular South Oxford side road with south facing garden.

Period property • Two double bedrooms • First floor bathroom
• Sitting room • Kitchen/diner • Conservatory • South facing garden • Period features •

DESCRIPTION

Located in this highly regarded side road to the south of Central Oxford is this wonderful period home with a south facing garden. The property retains much of its character with stripped wooden floors and feature fireplaces. There is a lovely box-bay reception room to the front, which flows in to a spacious kitchen/diner with a conservatory off this on the ground floor. Upstairs there are two double bedrooms and bathroom.

Outside there is a small walled garden to the front ideal for bicycle storage, whilst to the rear there is a south facing rear garden.

Subject to the usual permissions, there is the opportunity to convert the loft, and do a ground floor extension across the rear.

LOCATION

Situated approximately a half mile from the city centre to the south, New Hinksey offers easy access to both the city and the ring road. It is an ideal area for families with good primary schools nearby. Hinksey Park is on the doorstep with its heated outdoor pool, tennis courts and play areas for the children. The location offers walking and a short bike riding distance to the forthcoming Westgate shopping centre with John Lewis, the train station and bus station with regular services to London and the airports, and there are some local shops and cafes nearby.





DIRECTIONS

From Folly Bridge head south along the Abingdon Road. Take the fourth turning on the right after the park in to Sunningwell Road where the property can 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

The property is Freehold and offers vacant possession upon completion

TENURE & POSSESSION

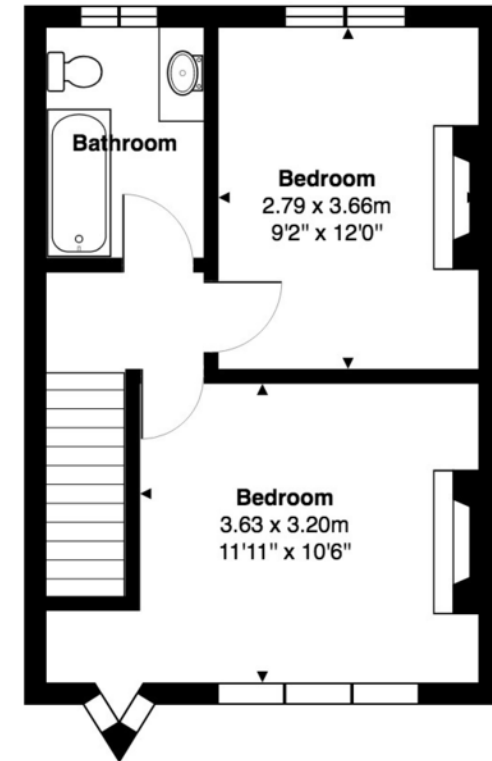
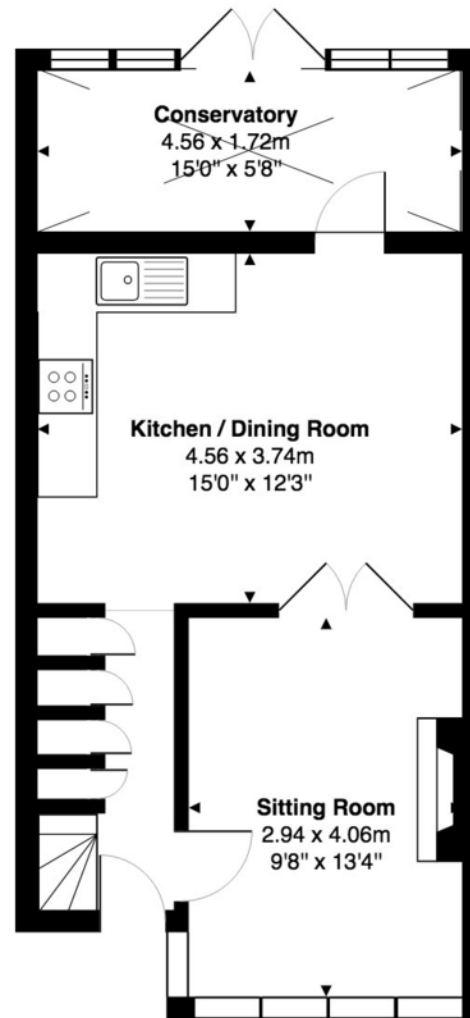
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LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council
Town Hall
St Aldates
Oxford, OX1 1BX Tel: 01865 249811

Council tax band 'D' (amounting to £1,909.79 for the year 2018/19)





**PENNY &
SINCLAIR**

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

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