



25 NEWTON ROAD

OXFORD, OX1 4PT

**PENNY &
SINCLAIR**

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Spacious period family home in need of updating with South facing garden within 15 minute walk of Central Oxford.

Period home • Large through reception room • Three double bedrooms • Kitchen • Bathroom • South facing garden • Scope to extend (STP) • Requiring updating •

DESCRIPTION

This handsome bay fronted mid-terrace period property is located in a desirable residential neighbourhood south of central Oxford, a 10 minute walk from the City centre.

The property is in need of some general updating and offers excellent potential to further extend, both at the back and by way of loft conversion, subject to the usual consents.

The property offers well-proportioned accommodation throughout and retains much of its character such as sash windows, some feature fireplaces and stripped wooden floors and doors.

Currently the property comprises an entrance hall, a bay-fronted through reception room, kitchen, and bathroom on the ground floor. Upstairs there are three double bedrooms, and space on the landing to give access to the loft.

Outside there is a good sized south facing rear garden which could accommodate further extension to the rear of the house whilst retaining some garden. There is a small walled garden to the front ideal for bicycle and bin storage.

This is a fantastic opportunity for someone to create a stunning family home in a prime location with all the amenities of Hinksey Park on the doorstep.





LOCATION

Situated in one of Grandpont's sought after side roads and less than half a mile from Oxford City Centre and the new Westgate shopping centre, you will find the River Thames and tow path a short walk away. Hinksey Park is on the doorstep with lakeside walks, tennis courts, children's play areas, the popular South Oxford Adventure Playground (SOAP) and an outdoor swimming pool. The location offers walking and a short bike riding distance to the train station and bus station with regular services to London and the airports. A local corner shop is nearby, Tesco Express is a short walk and there is a choice of local pubs and a restaurants within a 15 minute walk.. The local primary school is St. Ebbes CE Primary School on Whitehouse Road.

DIRECTIONS

From Folly Bridge head south down Abingdon Road and take the fourth turning on the right, Newton Road, where the property is 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.

TENURE & POSSESSION

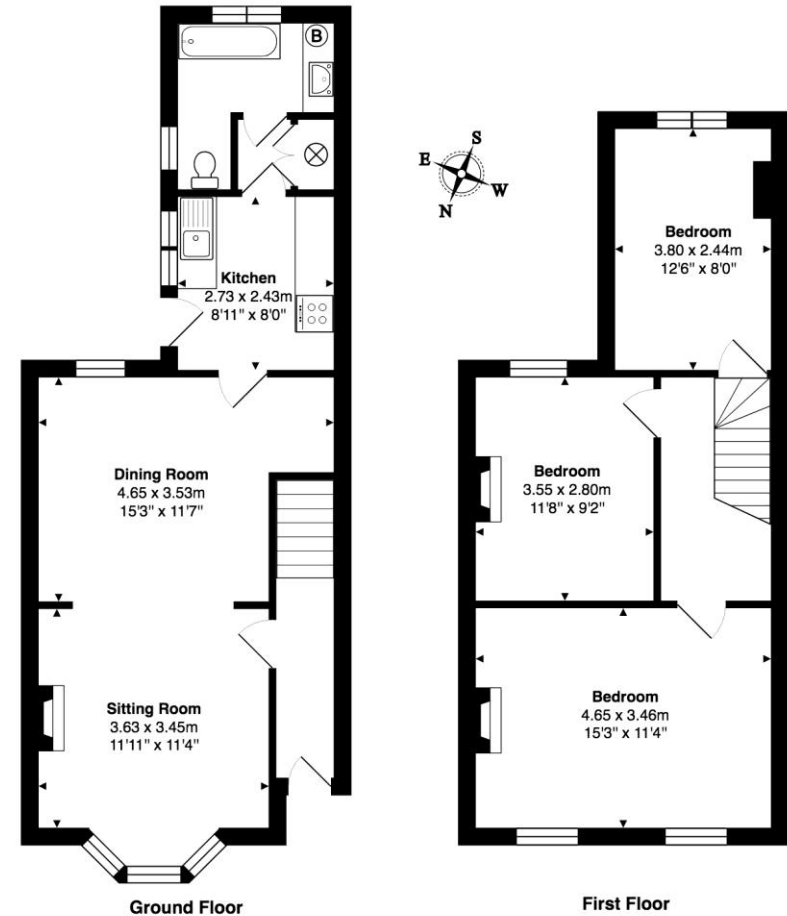
The property is Freehold and offers vacant possession on upon completion.

LOCAL AUTHORITY & COUNCIL TAX

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

Council tax band 'E' (amounting to £2,210.33 for the year 2017/18)





Approx. Gross Internal Area: 90.0 m² ... 969 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

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