



6 WYTHAM STREET
OXFORD, OX1 4SU

**PENNY &
SINCLAIR**

6 WYTHAM STREET

OXFORD, OX1 4SU

A beautifully presented extended semi detached house situated towards the end of this sought after New Hinksey no through road. The light and airy accommodation is arranged over two floors and extends to c. 1743. Outside to the front is an off street parking space leading to an integral garage and to the rear an established west facing garden that is c. 120' in length.

Entrance Hall • Sitting Room • Dining Room • Family Room • Kitchen
• Cloakroom • Three Bedrooms • Family bathroom & Ensuite Shower Room • Integral Garage & Parking Space

DESCRIPTION

A beautifully presented extended semi detached house situated towards the end of this sought after New Hinksey no through road. The light and airy accommodation is arranged over two floors and extends to c. 1743. Comprises, entrance hall, c. 28'4 (8.64m) sitting room, dining room, kitchen, 'L' shaped family room with views over the rear garden, cloakroom, three bedrooms, large family bathroom and ensuite shower room. This lovely property has been well maintained by the current owners during their twenty eight years in the house. Outside to the front is an off street parking space leading to an integral garage and to the rear an established west facing garden that is c. 120' in length and backs onto the bowls club lake.

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 new 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 third turning on the right after the park in to Norreys Avenue. Continue to the end of the road and turn right into Wytham Street. The property will be found on the west side of the road 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 staff who has seen the property, in order that you do not make a wasted journey.

SERVICES

All main services connected.

FIXTURES & FITTINGS

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

TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council

Town Hall

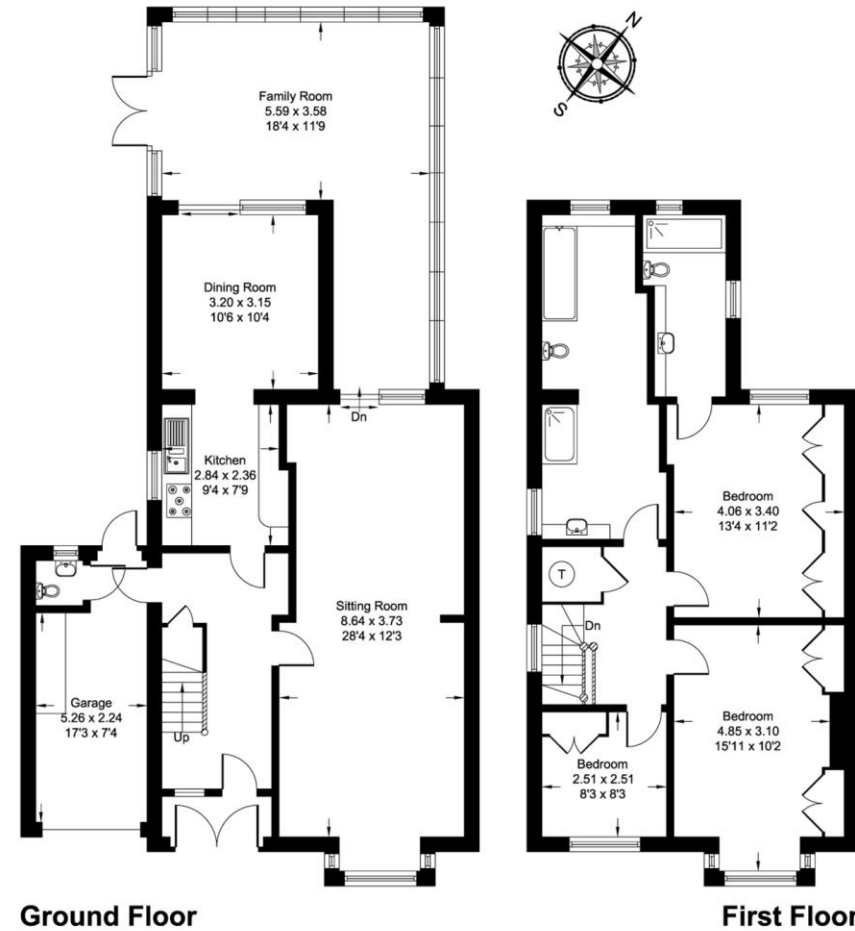
St Aldates

Oxford, OX1 1BX Tel: 01865 249811

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



Approximate Gross Internal Area = 162 sq m / 1743 sq ft
 Garage = 12 sq m / 130 sq ft
 Total = 174 sq m / 1873 sq ft



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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



01865 297555

1-4 The Plain, St.Clements, Oxford, OX4 1AS
 city.sales@pennyandsinclair.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.