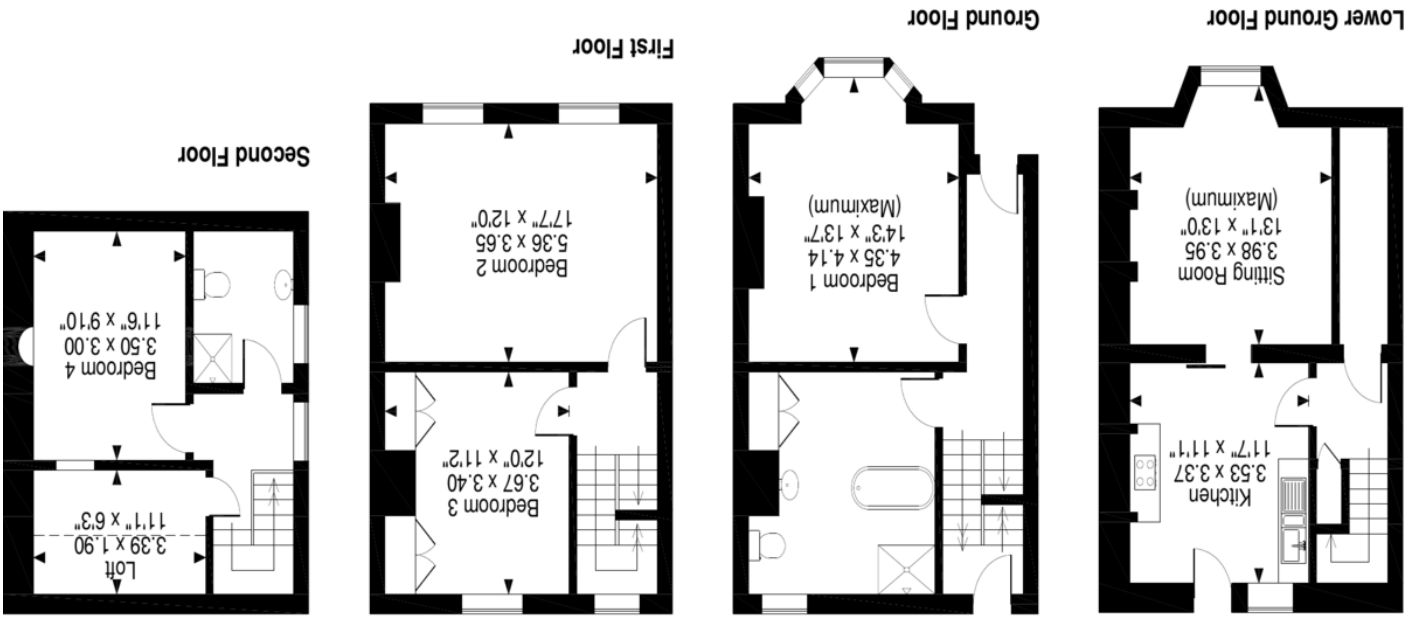


**IMPORTANT NOTICE** Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that: i) the particulars do not constitute part of an offer or contract; ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation,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





# 1 WALTON CRESCENT

OXFORD, OX1 2JG

**A three bedroom Victorian terrace property in this wonderful location with the benefit of a south facing walled garden.**

3/4 bedrooms • Beautiful period features • South facing garden • Quiet one way street • Residential permit parking • Chain free sale •

## DESCRIPTION

This handsome Victorian terrace offers a development opportunity to create a beautiful family home in this excellent central Oxford location. The house benefits from many period features throughout and enjoys a charming south facing courtyard garden. The accommodation currently comprises; entrance hall, reception room/bedroom four, bathroom on the ground floor, kitchen/breakfast room with access to the garden on the lower ground floor and three bedrooms and a shower room arranged over the first and second floors. There is residential permit parking available on street and additional visitor permits available.

## SITUATION

The property is situated in one of Jericho's most sought after side roads. This one way street offers an excellent location in the sought after area of Walton Manor, with the charming local shops of Little Clarendon Street & Walton Street including restaurants, bars and a cinema close by. Also within walking distance are Port Meadow and the comprehensive facilities of Oxford City centre, University departments and a range of excellent schools for all ages. There are rail services within walking distance and offering access to central London in under an hour from Oxford mainline and slightly further afield Oxford Parkway station, and from the coach station at Gloucester Green, there are frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports.



## DIRECTIONS

From the offices of Penny and Sinclair proceed south down Banbury Road turning right onto Rawlinson Road and left onto the Woodstock Road. Turn right into Observatory Street and at the end of the road turn left onto Walton Street. Proceed south down Walton Street and Walton Crescent will be found on the left hand side. If you are travelling by car you will need to turn down Richmond Road after Walton Crescent and turn right back into Walton Crescent as it is a one way street.

## 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's staff who has 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.

## SERVICES

All mains services are connected.

## TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

## COUNCIL TAX

Council Tax Band 'F' amounting to £2,612.20 for year 2017/18.  
Tel: 01865 252870.

## LOCAL AUTHORITY

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

