



9 HAWKINS STREET
OXFORD, OX4 1YD

**PENNY &
SINCLAIR**

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A well presented Victorian bay fronted mid terrace house situated in this well positioned side road.

Entrance Hall • Dining Room • Kitchen • Rear Lobby • Bathroom •
First Floor Sitting Room • Two Bedrooms • Landscaped Rear Garden •
On Street Permit Parking

DESCRIPTION

A well presented Victorian bay fronted mid terrace house situated in this well positioned side road with easy access to the Cowley Road, city centre and ring road. The light and airy accommodation is arranged over two floors and comprises, entrance hall, front reception room/dining room, kitchen, rear lobby, bathroom, a superb first floor sitting room, and two bedrooms. There is potential to convert the loft and extend the property to the rear, subject to planning/building regulations. Outside there is on street permit parking to the front and a recently landscaped garden to the rear. This benefits from pedestrian rear access.

LOCATION

Hawkins Street is located to the east of the city centre and within walking distance of Magdalen Bridge and High Street. The nearby Cowley Road is short walk away as is South Park. There is good access to the ring road and the A/M40.

DIRECTIONS

From The Plain, proceed along the Cowley Road. Turn right into Randolph Street. Hawkins Street is the second turning on the left. The property will be seen a short way along on the right hand side 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 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.

SERVICES

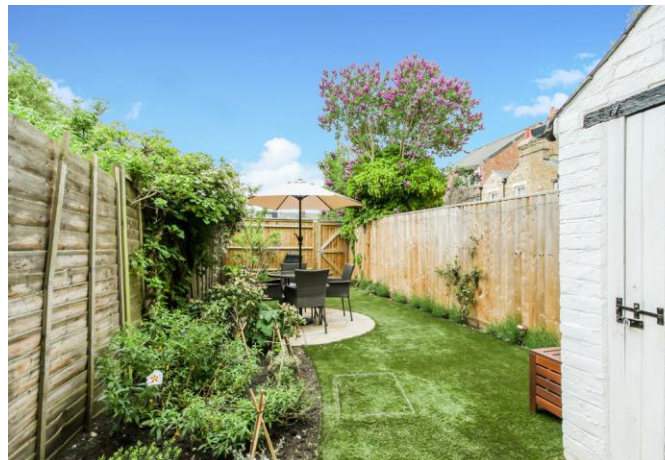
All main services are connected.

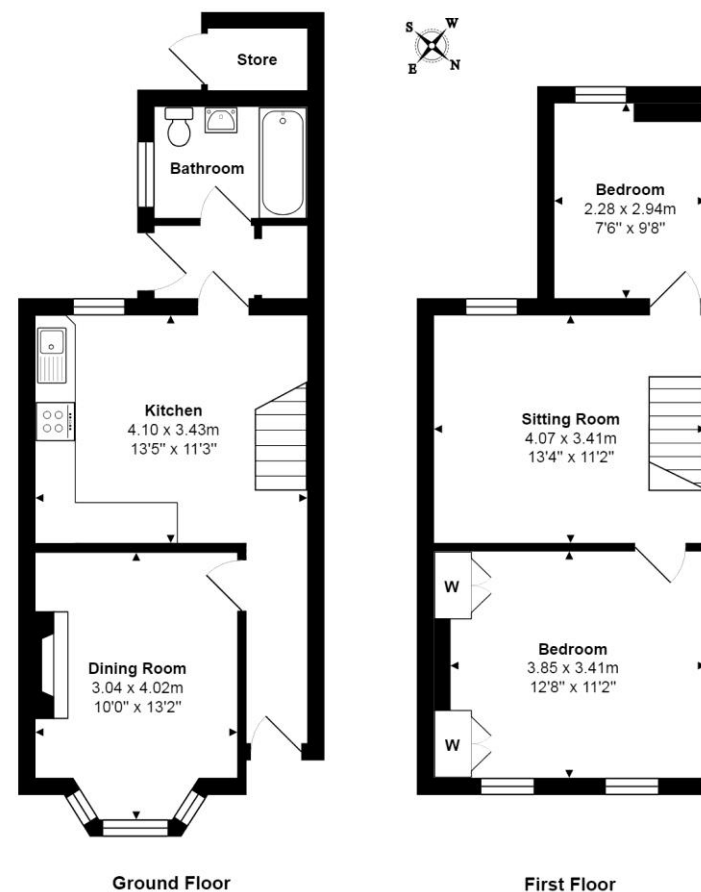
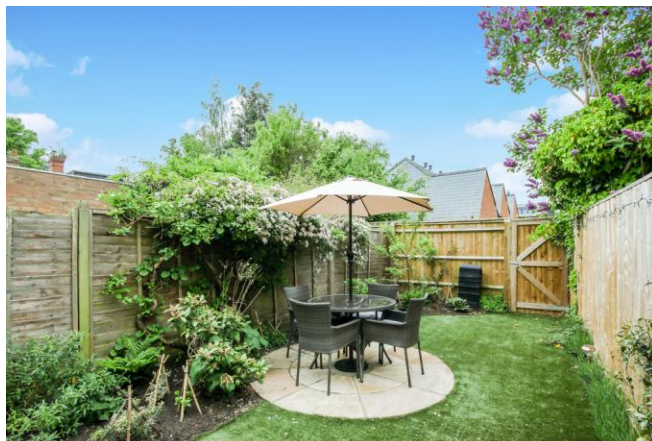
TENURE & POSSESSION

The property is Freehold and offers vacant possession upon completion.

LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council
Town Hall
St Aldates
Oxford
OX1 1BX
(01865) 249811
Council Tax Band C £1697.59 for 2018/19





01865 297555

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

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