



7 Cunliffe Close

Oxford, OX2 7BJ

PENNY & SINCLAIR

7 Cunliffe Close, Oxford, OX2 7BJ

DESCRIPTION

A wonderful three bedroom property with the benefit of a private west facing garden, single garage and permit parking. The accommodation is well presented throughout and comprises; entrance hall, cloakroom, kitchen/breakfast room, a light and spacious sitting room with doors leading onto the garden. The master bedroom, originally two bedrooms has been reconfigured to create a wonderfully spacious master bedroom, two further bedrooms and shower room.

SITUATION

Situated just south of Summertown within easy reach of all the day to day shopping facilities including bars, restaurants and a Marks and Spencer food hall, with slightly further afield the more comprehensive amenities of Oxford City Centre. The Woodstock and Banbury Roads join directly to the Oxford ring road connecting to the A40 and M40 to London. The Oxford rail station has regular services to London Paddington and the new Oxford Parkway station provides regular services to London Marylebone. The property is within the catchment for Cutteslowe Primary School and Cherwell School and is less than a mile from The Dragon, St Edwards, the North Wall Theatre and Summer Fields School.

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.

TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

SERVICES

All mains services are connected.

FIXTURES & FITTINGS

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

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax Band 'F' amounting to £2762 for year 2018/19 - Tel: 01865 252870.

AGENTS CONTACT DETAILS



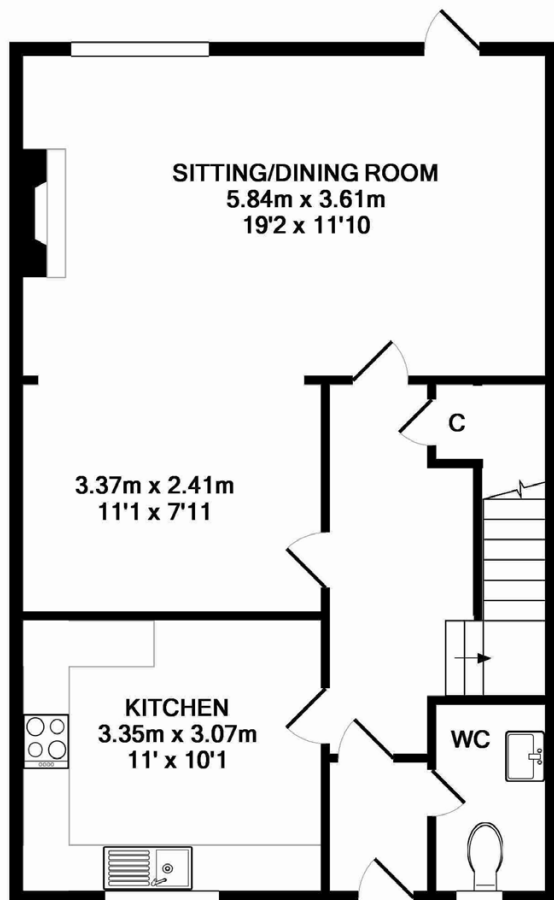
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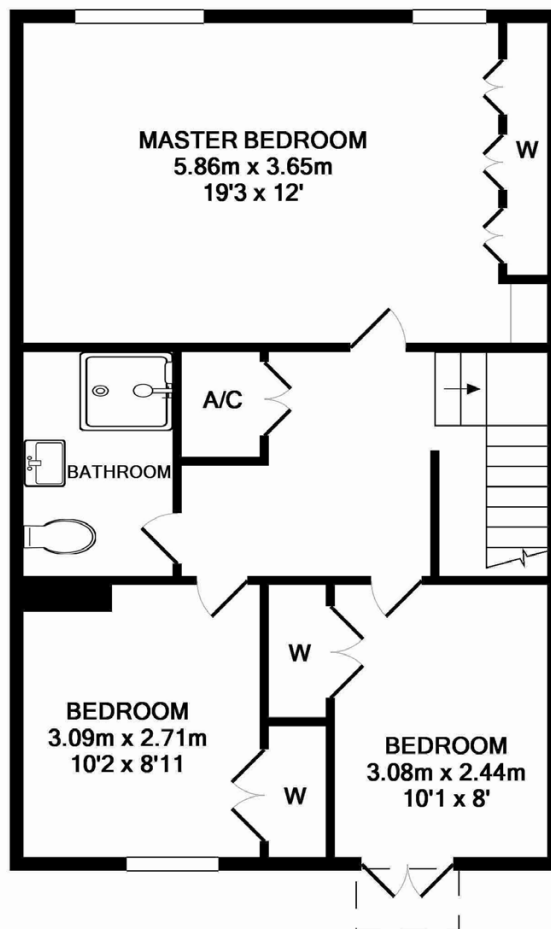
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GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 107.8 SQ.M. (1160 SQ.FT.)

These measurements are the maximum & are approximate only, they do not take into account minimum measurements. Drawn by E8 Property Services - www.e8ps.co.uk
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