



GODSTOW ROAD

WOLVERCOTE, OXFORD, OX2 8PG

**PENNY &
SINCLAIR**

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A charming two bedroom cottage in the heart of Wolvercote with a south-east facing garden.

Chain free sale • Two bedrooms • Wonderful village community & facilities • Port Meadow within a few steps of the house • Oxford Parkway station within a short distance • South-east facing garden •

DESCRIPTION

This charming two bedroom period cottage beautifully combines period features with modern fittings, creating a wonderful home. The ground floor offers an open plan sitting/dining room, a bathroom and fully fitted kitchen with access to the rear garden which benefits from a south east aspect. The first floor offers two double bedrooms; there is a fully lined attic storage area with built-in ladder. The property has been well finished with wooden floorboards, retained ornate fireplaces throughout and is perfectly situated to enjoy the amenities of Wolvercote, whilst Port Meadows is just a few steps from the house.

SITUATION

Situated on Godstow Road in the heart of Wolvercote village, North Oxford, the location provides good access to all the day-to-day shopping facilities of Summertown including Marks & Spencer, bars, restaurants and a theatre, with slightly further afield the comprehensive amenities of Oxford City Centre. The location is within the Cherwell School catchment area. The new Oxford Parkway station leads into London Marylebone in under 1 hour and is within a short distance; the central Oxford rail station has regular services to London Paddington. The Number 6 bus into Oxford runs nearby every 15-20 minutes. There is easy access to the Oxford ring road connecting to the A34, A40 and M40 to London.





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.

FIXTURES & FITTINGS

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

COUNCIL TAX

Council Tax Band 'C' amounting to £1,768.00 for the year 2019/20.

Tel: 01865 252870.

LOCAL AUTHORITY

Oxford City Council

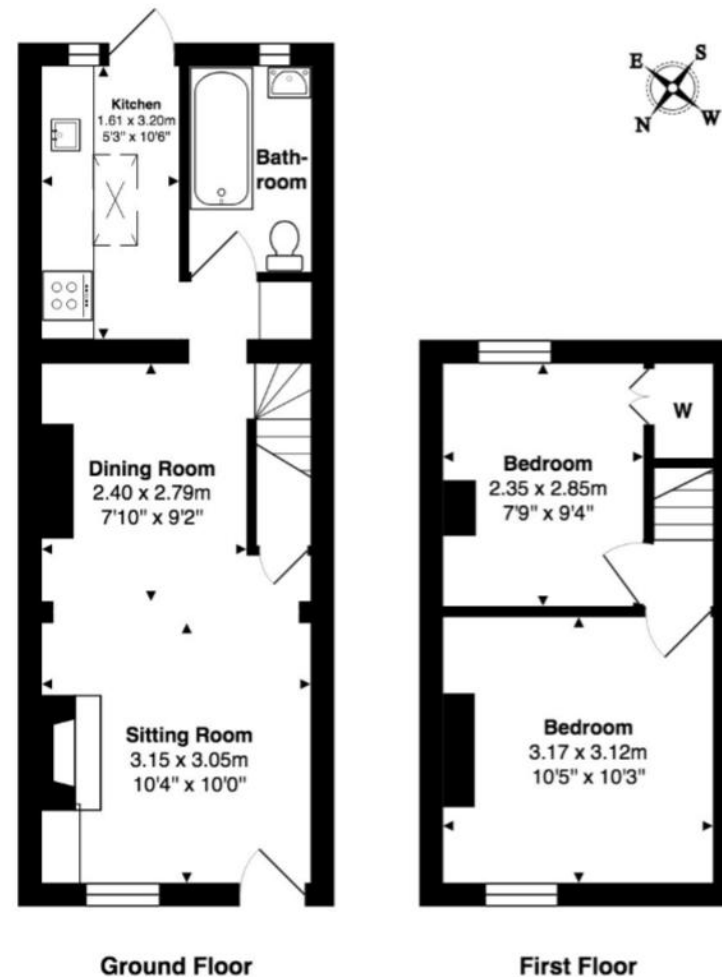
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Queen Street

Oxford OX1 1EN

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Approx. Gross Internal Area: 49.0 m² ... 528 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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