



PHEASANT WALK
LITTLEMORE, OXFORD, OX4 4XX

**PENNY &
SINCLAIR**

PHEASANT WALK

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- Hallway • Open Plan Living/Dining Room • Kitchen • Two Bedrooms
- Bathroom • Garden • Two Allocated Parking Spaces

DESCRIPTION

LOCATION

Littlemore is located to the east southeast of the city centre and offer easy access to London, M40 and A34. There is also excellent access to the nearby business parks and science parks and Kassam Stadium as well as Cowley centre.

DIRECTIONS

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 mains services are connected.

TENURE & POSESSION

Freehold with vacant possession on completion.

LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council
Town Hall, St Aldates
Oxford
OX1 1BX

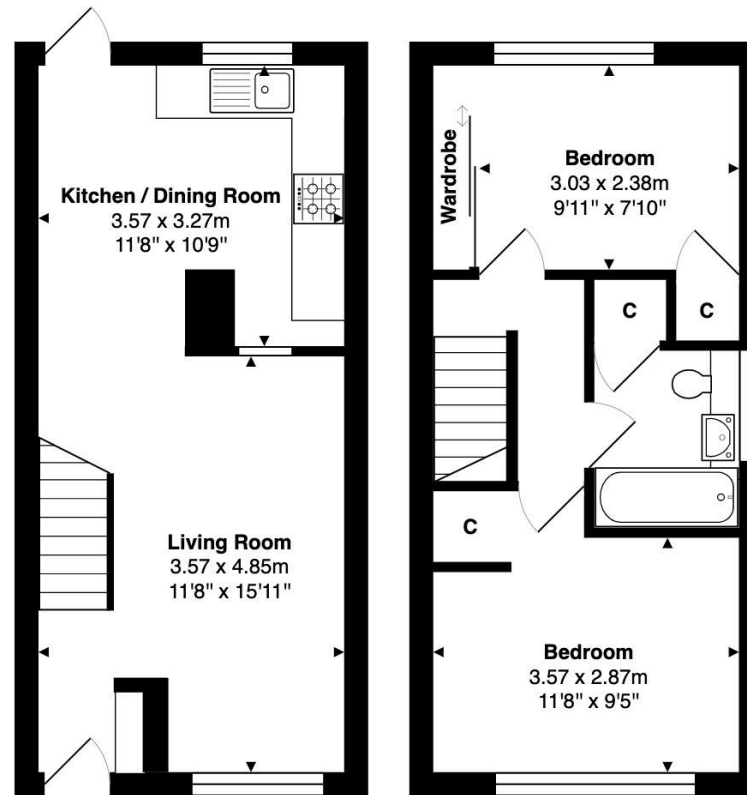
Telephone (01865) 249811

Council Tax Band 'C' amounting to £2008.74 for the year 2021/22





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area

58.8 m² ... 633 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

**PENNY &
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