

260 WOODSTOCK ROAD
SUMMERTOWN

BRECKON.CO.UK

260 Woodstock Road

Oxford, OX2 7NW

Situated a stone's throw from the heart of Summertown, 260 Woodstock Road is a two-bedroom Victorian terrace property that provides a fantastic opportunity both to live in or for investment.

Set back from the road by a wide pavement, the property is attractively presented with a cottage-style authentically supplemented by double-glazed windows. The ground floor is well laid out, spacious and light; with an open plan sitting / dining room to the front of the property and to the rear a charming kitchen with updated appliances and shaker style cabinets. There is also a family bathroom, which is fully fitted and features a bathtub and shower.

The first floor of the property contains two generous double bedrooms, which provide contrasting outlooks. One looks over the St. Edwards Playing Fields and beyond to the woods of Wytham, whilst the other looks across the rooftops of Summertown's elegant houses. At the rear of the property is a courtyard garden complete with smart grass.

A fantastic opportunity to purchase a picturesque home at the heart of one of Oxford's most desirable areas.

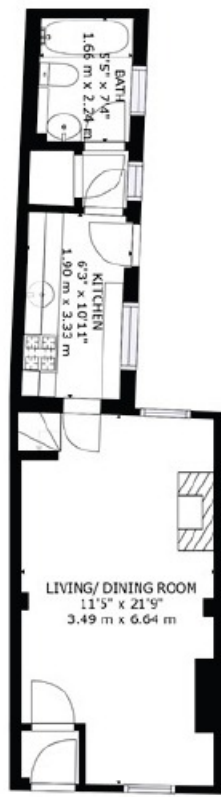
Offers Over: £475,000



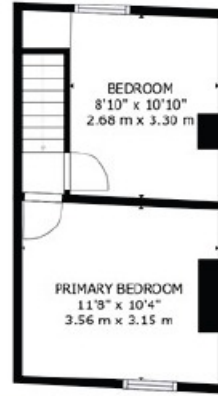
Courtyard
Garden





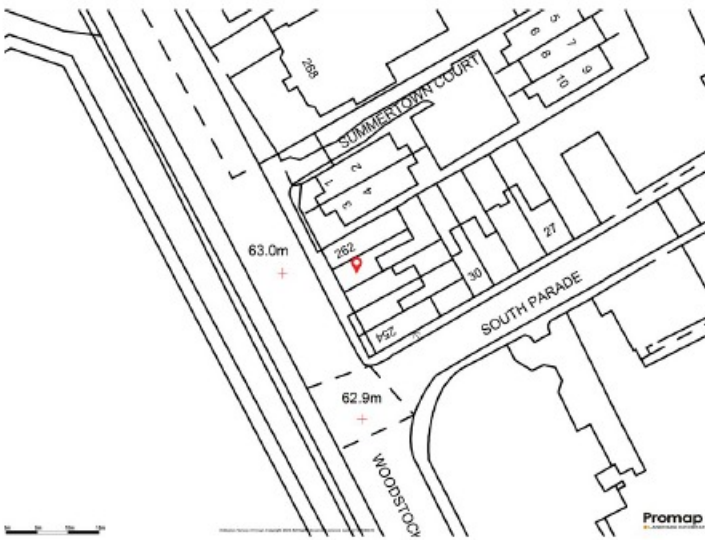


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 386 sq. ft. 36 m². FLOOR 2: 253 sq. ft. 23 m²
 TOTAL: 639 sq. ft. 59 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band D

Parking
Resident's Parking

Local Authority
Oxford City Council

260, Woodstock Road
OXFORD
OX2 7NW

Energy rating

D

Valid until
23 November 2026

Certificate number
9038-4965-7269-4486-6944

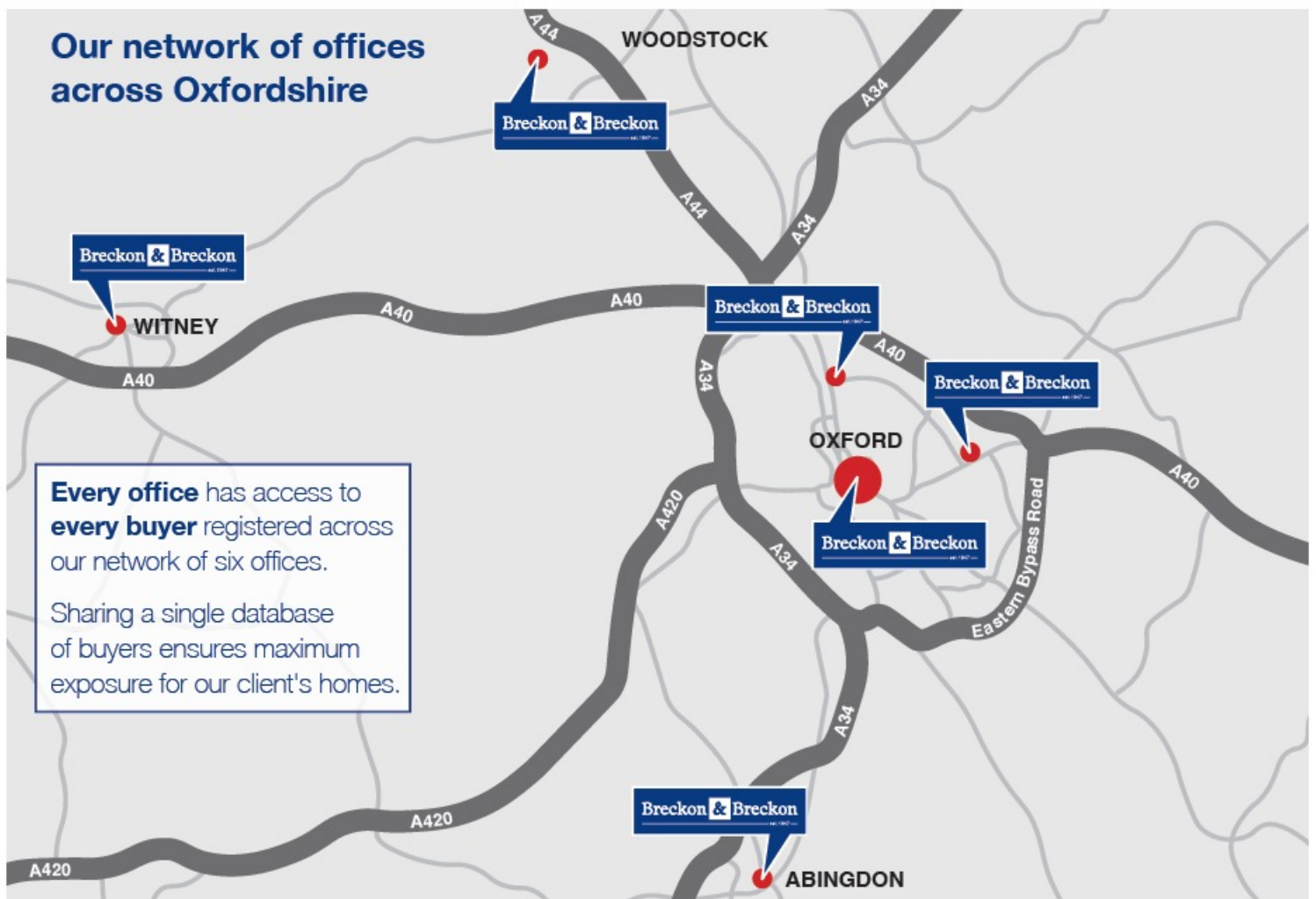
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“Location comment”

Built in the late 1800s this delightful Victorian terraced house sits halfway along the Woodstock Road at the corner of South Parade, it is within easy walking distance of Summertown's amenities. There you'll find a great choice of restaurants, shops and cafes, and the popular North Wall theatre; the Nuffield Health Gym is also only a few hundred metres away. There is ample residents parking adjacent to the property, and easy access to the ring road, A34, and Oxford Parkway Station. For schooling, St Edward's, Oxford High and The Cherwell School are all nearby.



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