

76 GODSTOW ROAD
WOLVERCOTE

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76 Godstow Road

Wolvercote, Oxford, OX2 8NY

76 Godstow Road is a three-bedroom 1930's property located in the centre of Wolvercote. The property is in need of full refurbishment throughout providing an opportunity to create an ideal family home.

The ground floor of the property offers a bright reception room with a south facing bay window. To the rear there is a kitchen and conservatory, and a shower room.

On the first floor there are three bedrooms alongside a family bathroom. The top floor of the property hosts a partial loft conversion.

There are mature gardens to the front and rear of the property, with side access linking the two. A driveway behind the home can be used to create a rear carport.

Whilst not currently in a liveable condition, the house is ideal for those looking for a project and the opportunity to create an exceptional family home in the catchment for the highly reputable Wolvercote Primary and Cherwell Secondary Schools.



3



1



2



40ft in Length

Offers Over: £450,000

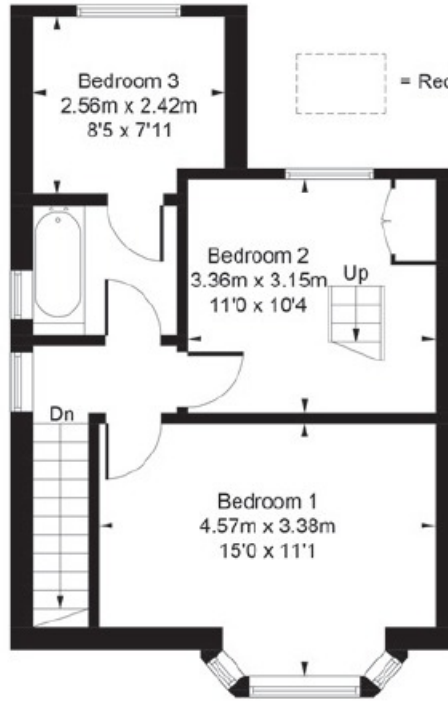




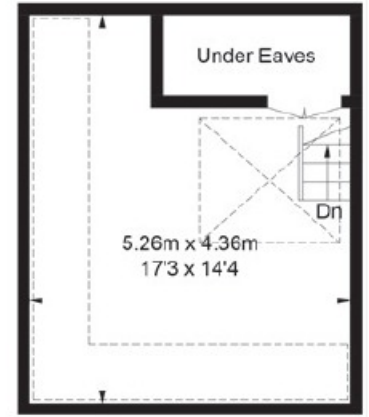
Approximate Gross Internal Area = 108.4 sq m / 1167 sq ft



Ground Floor



First Floor



Second Floor

= Reduced headroom below 1.5m / 5'0"



Council Tax:
Band D

Parking
Rear Driveway
Parking

Local Authority
Oxford City Council

EPC
PENDING

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“Location comment”

Wolvercote is a thriving village located within the ring road and is served by a range of local amenities as well as a regular bus service into Oxford City and the John Radcliffe Hospital. Godstow Road is conveniently placed for easy access to the Oxford Parkway Station which offers services to London Marylebone. The home is in the catchment of the highly regarded Wolvercote Primary and Cherwell Secondary Schools, and is in walking distance of restaurants, public houses and a plethora of green spaces including Port Meadow which has been awarded "Bathing Water Status".





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