



# GIPSY LANE

HEADINGTON, OXFORD, OX3 7PU

**PENNY &  
SINCLAIR**

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## DESCRIPTION

**REFURBISHMENT OPPORTUNITY:** A semi detached house situated in this prime location opposite the main campus of Brookes University. The property requires full renovation. Comprises, entrance hall, reception room, kitchen, four bedrooms and shower room. There is an enclosed garden to the rear and off street parking to the front. Offered with no onward chain.

## TENURE & POSSESSION

The property is Freehold and offers vacant possession upon completion.

## AGENTS NOTE

Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that:

- i) the particulars do not constitute part of an offer or contract;
- ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact.
- iii) the text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Penny & Sinclair have not tested any services, equipment or facilities. A buyer or lessee must satisfy themselves by inspection or otherwise.
- iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact;
- v) nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order;
- vi) no person in the employment of Penny & Sinclair has any authority to make or give any representation or warranty whatsoever in relation to this property.
- vii) all



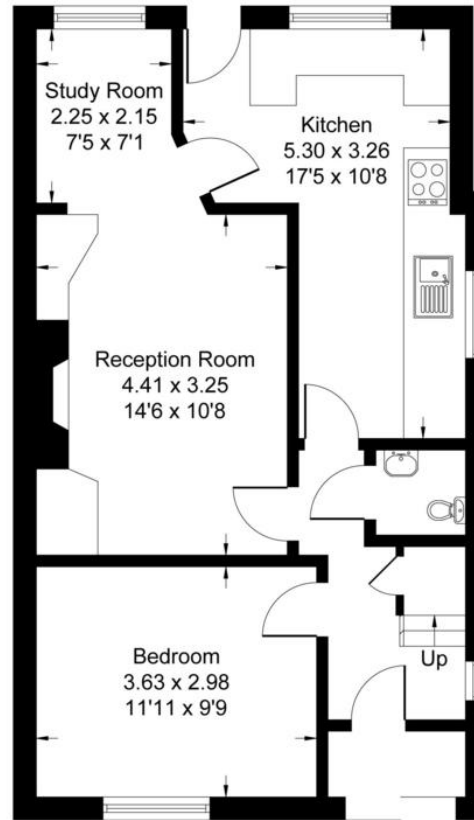


measurements are approximate.

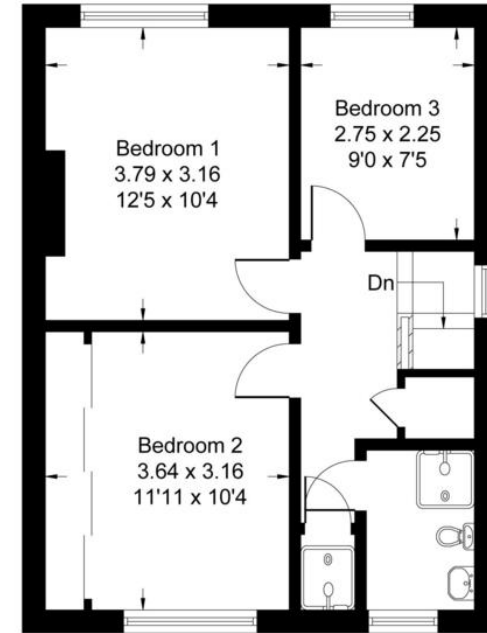
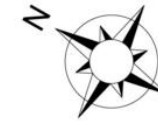




Approximate Gross Internal Area = 96.0 sq m / 1033 sq ft



Ground Floor



First Floor

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 and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



01865 297555

1-4 The Plain, St. Cements, Oxford, OX4 1AS

city.sales@pennyandsinclair.co.uk

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