

117 GODSTOW ROAD  
WOLVERCOTE

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# 117 Godstow road

Oxford, OX2 8PG

117 Godstow Road offers a great opportunity to purchase a family home in a desirable location in the centre of lower Wolvercote.

The property overlooks the village green and children's playground offering the perfect position for a young family to take advantage of the amenities and integrate themselves into the village.

The three bedroom house has two reception rooms, a kitchen and family bathroom. It has wooden flooring downstairs with a quarry tile kitchen floor.

The property has a lovely south facing garden and separate studio office, it offers a great opportunity to extend the rear and a loft conversion (subject to approvals) would offer excellent views over port meadow.

The house is currently in need of some cosmetic updating, but provides a great opportunity for a family to purchase in a great location and make their own.

 3

 2

 1

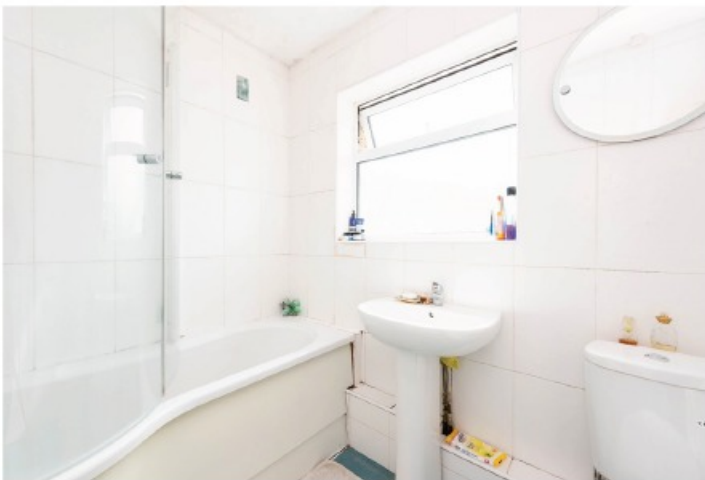


South Facing

**Guide Price: £625,000**

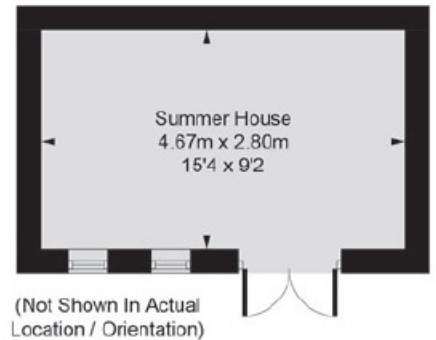
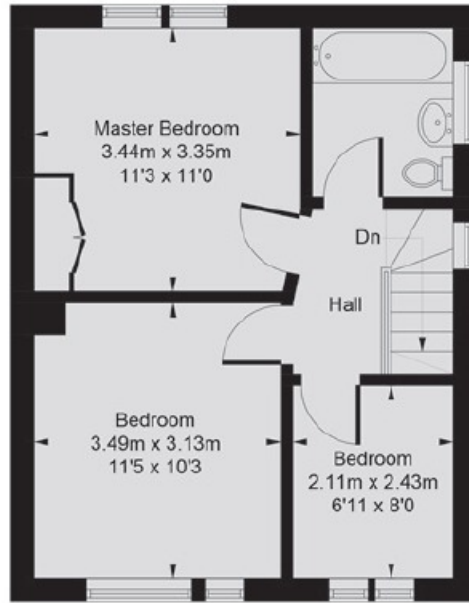
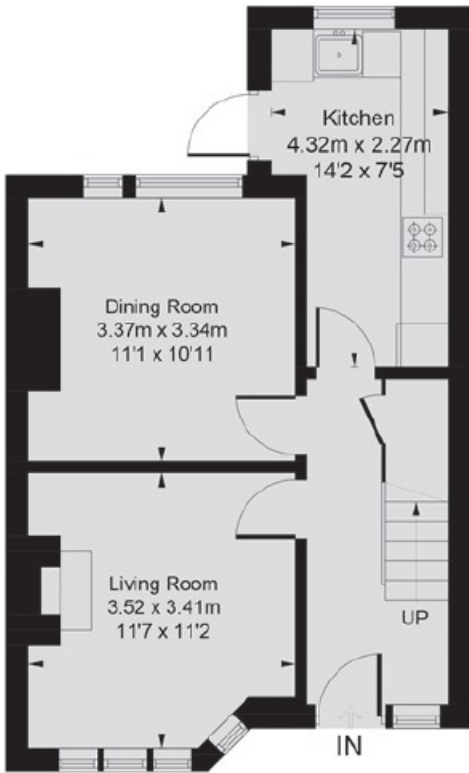






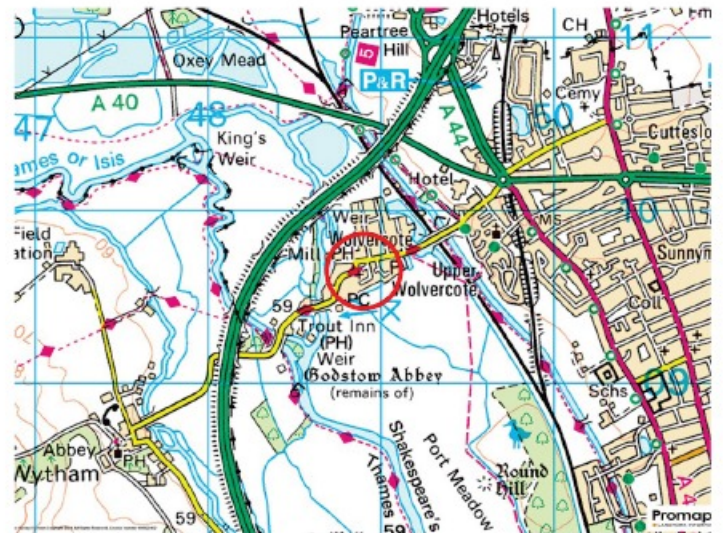


Approximate Gross Internal Area = 78 sq m / 836 sq ft  
 Summer House = 13.2 sq m / 142 sq ft  
 Total = 91.2 sq m / 978 sq ft



Floor 1

Floor 2



**Council Tax:**  
 Band D

**Parking**  
 No driveway - On street parking

**Local Authority**  
 Oxford city council

117 GODSTOW ROAD  
 OXFORD  
 OX2 8PG

Energy rating

**D**

Valid until  
**25 March 2031**

Certificate number  
**5539-8927-9000-0115-4222**

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# “Location comment”

*Located within the ring road, Wolvercote offers countryside living within easy reach of Oxford city. It is a popular village that is served by a regular bus service to the city centre.*

*The new Oxford parkway train station is nearby offering direct trains to London in under an hour. Excellent road links mean London and Birmingham are within easy reach via the M40.*

*There is a highly regarded primary school and village shop, as well as four popular public houses.*

*Port meadow and the Thames are both just a short walk from the property.*







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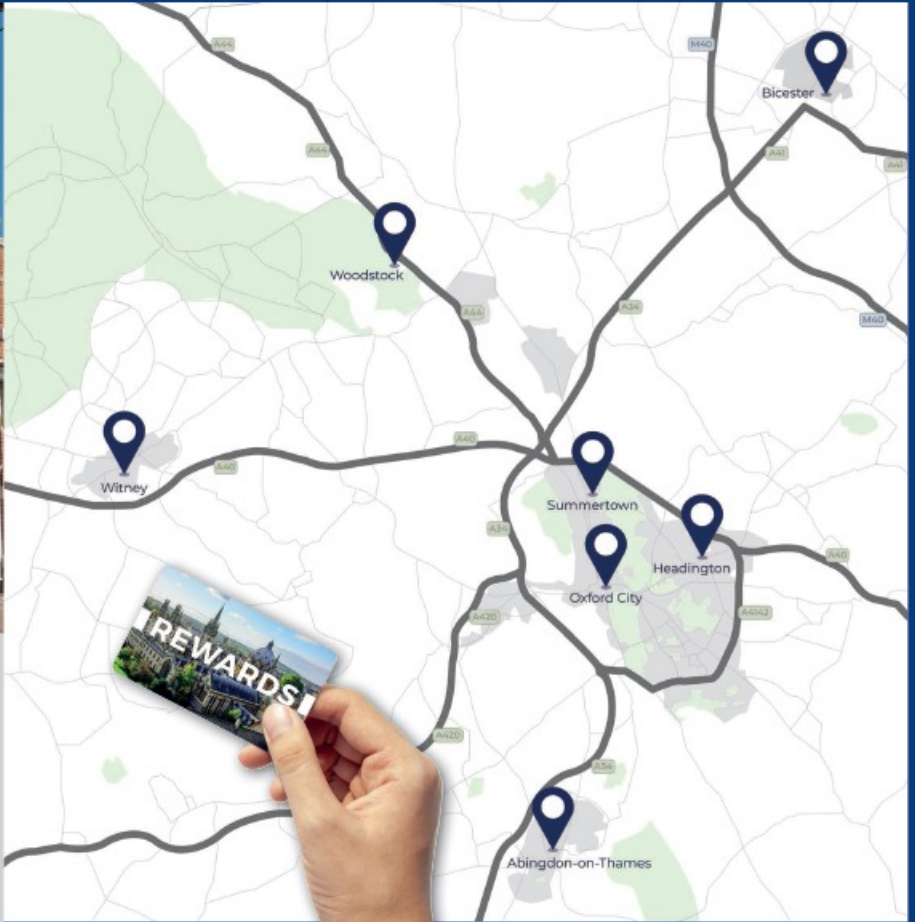
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FROM LEFT:  
Joe O'Callaghan, Patrick Tustian,  
Dom Simmons



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