



TEMPLAR ROAD

OXFORD, OX2 8LR

PENNY &
SINCLAIR

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This semi-detached three bedroom family home is situated in a prime North Oxford side road benefitting from extended living space, garage and driveway parking.

Chain free sale • Two reception rooms • Three bedrooms • Newly fitted bathroom • Garage and driveway parking • Walking distance to Oxford Parkway station • Established rear garden •

DESCRIPTION

This three bedroom property is being offered for sale with no onward chain. The accommodation comprises; entrance hall, cloakroom, dining room, kitchen/breakfast room and sitting room with French doors leading to the rear garden. The first floor offers three bedrooms and a newly fitted bathroom. The loft is accessed by an automatic ladder and offers a great space with the potential to create a further bedroom subject to the usual planning consents. To the exterior is driveway parking, single garage and an established rear garden laid mainly to lawn with mature borders and an abundance of plants and shrubs.

SITUATION

Situated within walking distance of Oxford Parkway station and approximately one mile north of Summertown, providing good access to all the day-to-day shopping facilities including bars, restaurants and a Marks and Spencer food hall, with slightly further afield the more comprehensive amenities of Oxford City Centre. Just outside the development there is a bus stop providing a regular and reliable bus service to Summertown and the city centre. North Oxford Tennis Club and Golf Club are within walking distance of the property. The Woodstock and Banbury Roads join directly to the Oxford ring road connecting to the A40 and M40 to London.





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's staff who has seen the property, in order that you do not make a wasted journey.

SERVICES

All mains services are connected.

TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

COUNCIL TAX

Council tax band 'E' amounting to £2,431 for the year 2019/20

LOCAL AUTHORITY

Oxford City Council

Town Hall

St. Aldates

Oxford

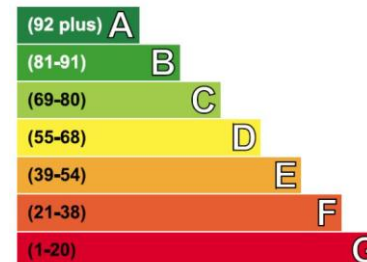
OX1 1BX

Telephone (01865) 249811



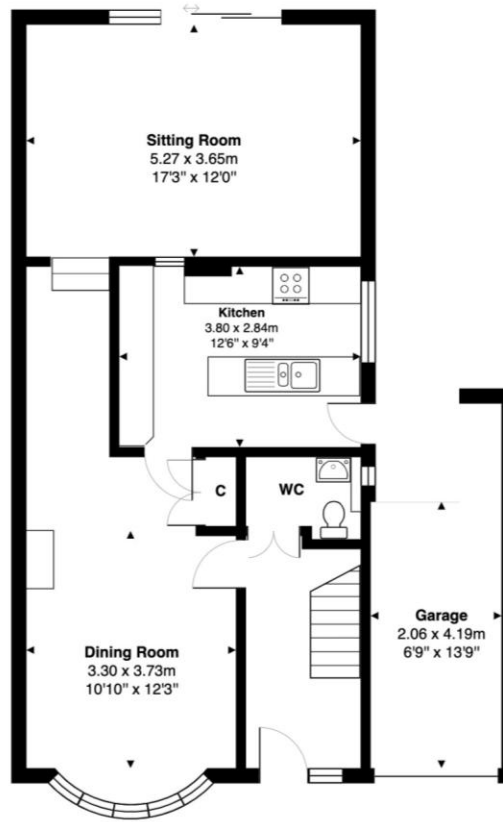
Energy Efficiency Rating

Very energy efficient - lower running costs

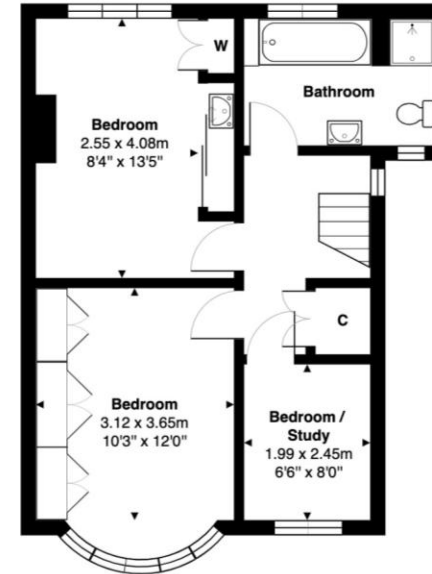


Not energy efficient - higher running costs

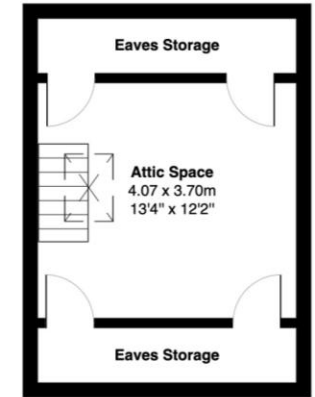
Current	Potential
65	83



Ground Floor



First Floor



2nd Floor



Approximate Gross Internal Area
Main House 140.8 m²...1515 ft²
Main House (excluding Attic Space / Eaves Storage) 118.8 m²...1279 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 &
SINCLAIR**

01865 318013

Mayfield House, 256 Banbury Road,
Summertown, Oxford, OX2 7DE

sales@pennyandsinclair.co.uk

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