



17 Bainton Road

Oxford, OX2 7AF

**PENNY &
SINCLAIR**

17 Bainton Road Oxford, OX2 7AF

DESCRIPTION

A four bedroom family home situated in the Phil & Jim school catchment offered for sale with no onward. The accommodation comprises entrance hall, kitchen/breakfast room, utility room, cloakroom and sitting/dining room opening on to the rear garden. The first floor offers three bedrooms (one en suite) and family bathroom. There is a further double bedroom on the second floor with an en suite bathroom. To the exterior is off street parking for two cars and a rear west facing garden laid mainly to lawn.

SITUATION

Bainton Road is ideally positioned for access to a number of highly sought after Independent schools including The Dragon, Oxford High School and St. Edward's and also sits in the school catchment for Phil & Jim primary school and Cherwell secondary school. The property is situated within walking distance of Port Meadow and the day to day shopping facilities of Walton Street and Summertown with restaurants, bars and Marks and Spencer food hall. The bus services available within a short walk along the Woodstock and Banbury Road offer excellent, regular access into Oxford City centre where more comprehensive amenities are available. The Oxford Parkway Station situated just north of Summertown provides excellent services to London Marylebone. There are rail services to London Paddington in approximately one hour from Oxford mainline station and from the coach station at Gloucester Green there are frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports.

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.

FIXTURES & FITTINGS

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

TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

COUNCIL TAX

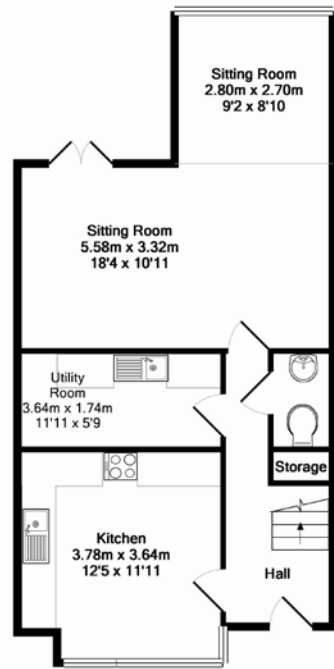
Council Tax Band 'F' amounting to £2762 for year 2018/19.

Tel: 01865 252870.

LOCAL AUTHORITY

Oxford City Council
City Chambers
Queen Street
Oxford OX1 1EN
Telephone (01865) 249811

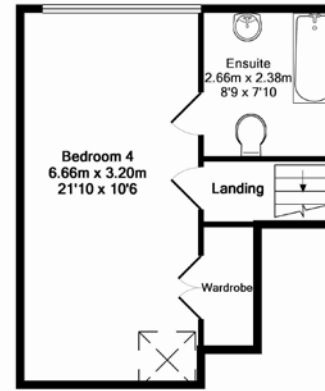




Ground Floor
Approx. Floor
Area 55.3 Sq.M.
(595 Sq.Ft.)



1st Floor
Approx. Floor
Area 55.2 Sq.M.
(594 Sq.Ft.)



2nd Floor
Approx. Floor
Area 32.6 Sq.M.
(351 Sq.Ft.)

Total Approx. Floor Area 143.1 Sq.M. (1540 Sq.Ft.)

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix 52010

AGENTS CONTACT DETAILS

PENNY & SINCLAIR

01865 318013

Mayfield House, 256 Banbury Road,
Summertown, Oxford, OX2 7DE
sales@pennyandsinclair.co.uk

IMPORTANT NOTICE

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.



