



JCP

ESTATE AGENTS

OXFORD

St. Bernard`s Road, Oxford, OX2 6EH

An attractive and well proportioned turn of the century house with an exceptionally large garden, original features - a rare find in this vibrant and fashionable location.

Fashionable & Vibrant Central Location | Attractive Turn of the Century Home | Two Through Reception Rooms | Kitchen/Conservatory Breakfast Room | Basement with Scope for Conversion | First Floor Landing Two Bedrooms and Bathroom | Spacious Loft Bedroom with Juliet Balcony | Sizeable 96 x17 Rear Garden | No Onward Chain | Residents Parking Zone

LOCAL AUTHORITY

Council Tax Band E
Oxford City Council
Telephone: 01865 249811

TENURE & POSSESSION

The Property is Freehold



DESCRIPTION & SITUATION

There is a small enclosed front garden to the front door into an entrance hall. To the front of the house is a sitting room with bay window, which opens into a dining room to the rear. Adjacent to the rear garden is a kitchen/conservatory breakfast room with stairs down to a basement offering scope for conversion subject to the usual conditions. On the first floor landing there are two bedrooms and a bathroom. There is a spacious loft bedroom which enjoys views over the rear garden and beyond with french doors and a Juliet balcony. To the rear of the property is a sizeable enclosed garden with outside W.C.. Walton Manor operates a residents parking scheme.

The property is well situated in the fashionable and vibrant Walton Manor neighbourhood of Oxford within walking distance of the beautiful Port Meadow and offers easy access to day to day shopping facilities including restaurants, bars, pubs, supermarkets and a cinema along with the Radcliffe Quarter, Blavatnik School of Government and Oxford University Press. The more comprehensive facilities of the City Centre are within level walking/cycling distance, including the impressive Westgate shopping centre and the constituent colleges and departments of The University of Oxford. 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.



Approximate Floor Area = 141.1 sq m / 1519 sq ft
External WC = 1.4 sq m / 15 sq ft
Total = 142.5 sq m / 1534 sq ft (Including Cellar)



James C. Penny Estate Agents

Sales | Lettings | Acquisitions | Management

Central North Oxford
113 Walton Street, Oxford, OX2 6AJ
Tel: 01865 55 44 22

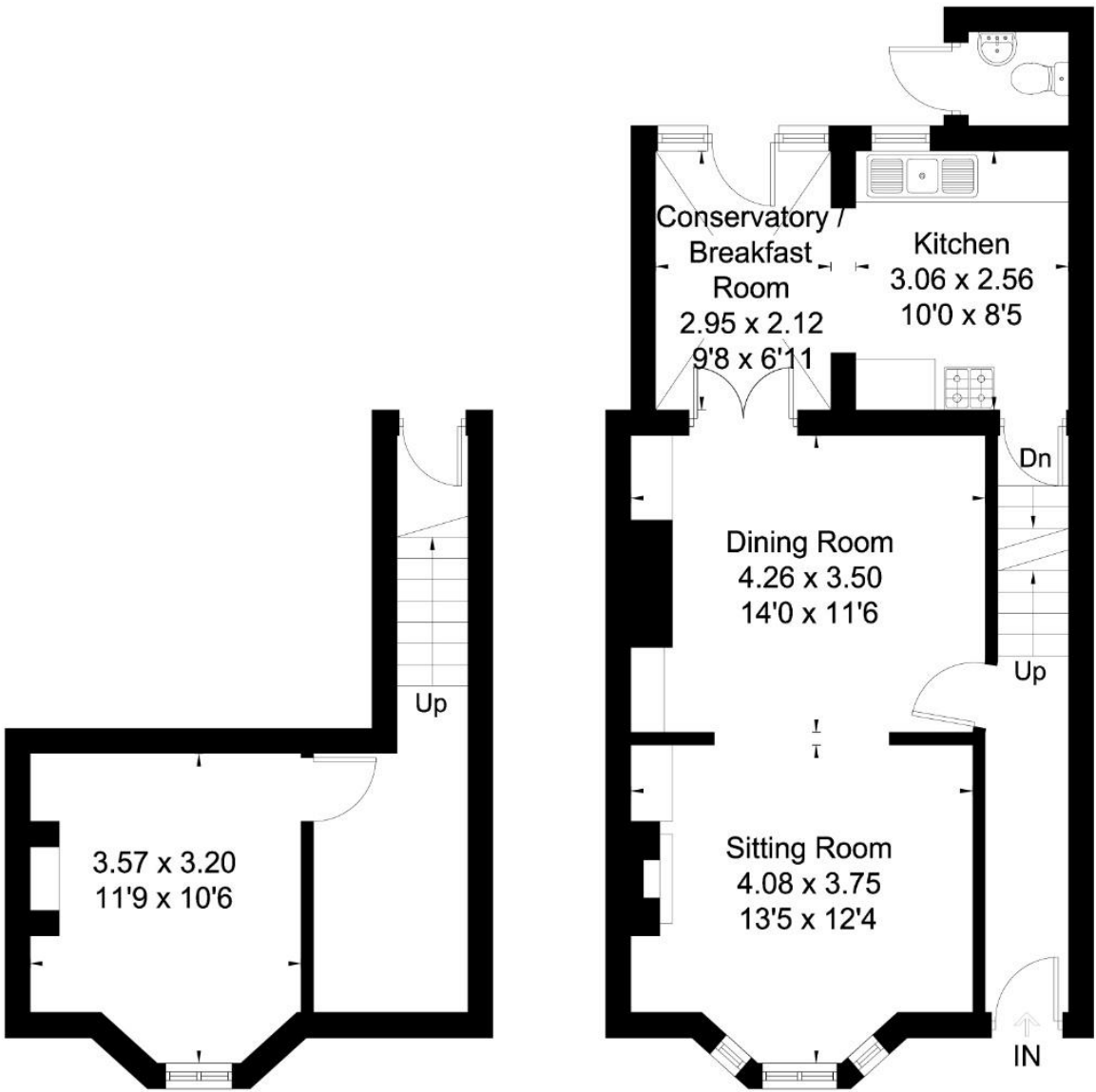
Email: northoxford@jcpestateagents.co.uk

East Oxford
251 Cowley Road, Oxford, OX4 1XG
Tel: 01865 72 11 22

Email: eastoxford@jcpestateagents.co.uk

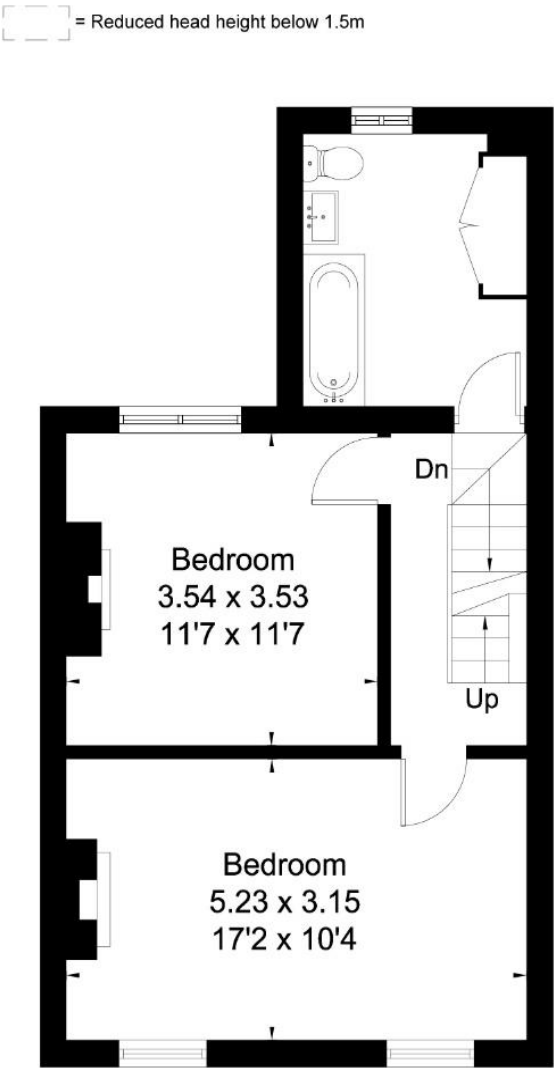
IMPORTANT NOTICE

James C. Penny Estate Agents and their clients give notice to anyone reading these particulars that: 1) These particulars do not constitute part of any offer or contract. 2) All text, photographs, dimensions, plans and references to the condition and necessary permissions for use and occupation, and any other details regarding the property are guidelines only and are not necessarily comprehensive, and as such are given without responsibility and any intending purchasers should not rely on them as statement or fact. 3) 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 by James C. Penny Estate Agents or their clients. 4) James C. Penny Estate Agents have not tested any services, equipment or facilities at the property. Any intending purchasers must satisfy these service by inspection or otherwise. 5) No person in the employment of James C. Penny Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to the property.

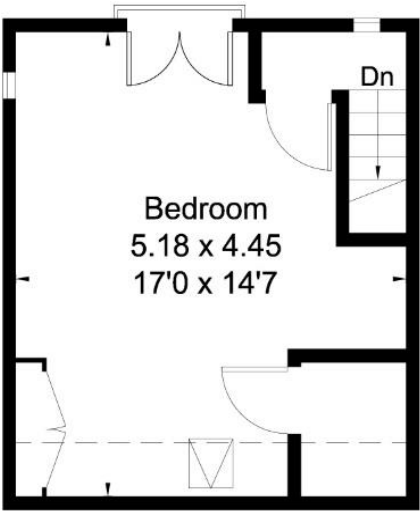


Cellar

Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #99015

