



Oliver
James



37 Bertie Road, Cumnor

Oxford, OX2 9PS

£525,000

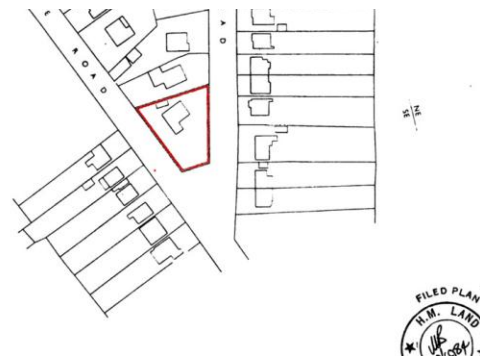
Description

Occupying a corner position in the sought after village of Cumnor this is a detached bungalow requiring improvement.

The property offers a sitting/ dining room, kitchen, three bedrooms and bathroom.

Outside there are gardens in need of attention screened by evergreen trees and shrubs.

There is a small garage, off street parking on the driveway and a further brick built outbuilding. The location provides easy access to the city of Oxford with a good bus route close by.



Old Reference VI 1 E
Made and printed by the Director





Location

Cumnor is located approximately 3 miles west of Oxford City Centre with a regular bus service, easy access to the A34, the ring road and also Oxford Train Station.

The village benefits from a well regarded local primary school, pubs and local post office and is in easy reach of a number of independent schools in Oxford, Abingdon.

Agent Notes

The property is freehold..

Mains services are connected including gas, drainage, water and electricity.

The EPC rating is D and the Council Tax is band E with the Vale of White Horse DC.

The property has not flooded in the last 5 years to our knowledge.



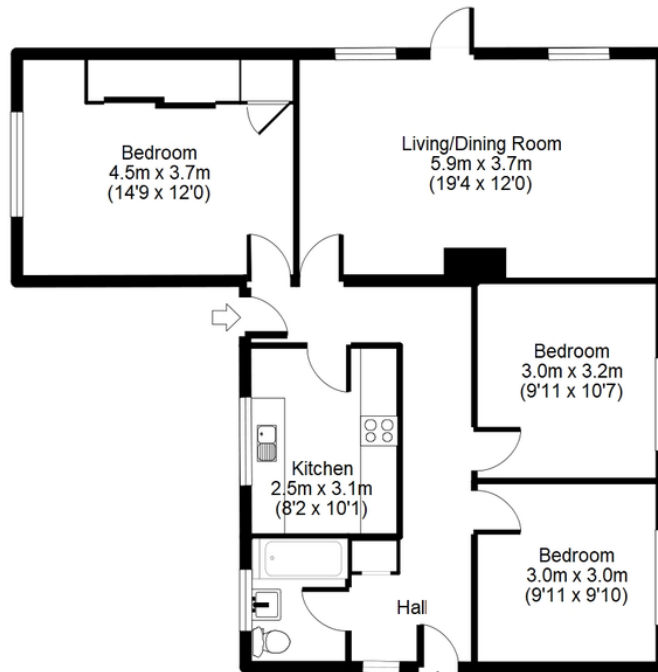
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APPROX GROSS INTERNAL FLOOR AREA: 80 sq. m / 865 sq. ft

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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