



**HODGES COURT
OXFORD**

Carter Jonas

HODGES COURT, OXFORD, OX1 4NY

DESCRIPTION

A two bedroom semi-detached house set at the end of a small cul de sac coming to the market for the first time in 28 years. The accommodation is generously proportioned for a two-bedroom house with the ground floor providing a spacious sitting room and a kitchen/dining room which opens out onto the rear garden.

The first floor provides two double bedrooms and a bathroom.

The garden to the rear wraps around the back of the adjacent garages and is therefore much larger than is usual for a house of this size. There is also a garage to the side of the property with parking to the front. This is a real advantage as most parking in this area of the city is by on street permit.

LOCATION.

The property is situated in the highly sought Hodges Close small modern development on Whitehouse Road in Grandpont and is about a 5-minute walk from Oxford City Centre and the superb Westgate shopping centre with its array of excellent shops, including a large John Lewis as well as the excellent Curzon cinema and popular restaurants and bars. Grandpont is also only 5 minutes' walk to the nearby meadow, the River Thames and towpath for lakeside walks, Hinksey Park and its outdoor swimming pool, the comprehensive facilities of Oxford City Centre, University Departments and a range of schools for all ages. There are excellent rail services from Oxford mainline

SUMMARY

- A well-proportioned two double bedroom semi-detached house.
- Good sized sitting room and kitchen/dining room
- Larger than average rear garden
- Viewing advised.
- A short walk to the city centre and to the Thames, Hinksey Park and a primary school
- Adjacent garage with private parking

TENURE Freehold

LOCAL AUTHORITY Oxford City Council

EPC BAND D

A WELL PROPORTIONED TWO BEDROOM SEMI DETACHED HOUSE WITH GARAGE AN OFF STREET PARKING SITUATED IN A SMALL MODERN DEVELOPMENT IN GRANDPONT A FEW MINUTES WALK FROM THE CITY CENTRE.





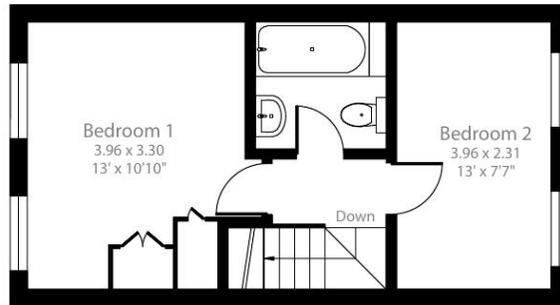
Hodges Court, Oxford, OX1

Approximate Area = 682 sq ft / 63.3 sq m

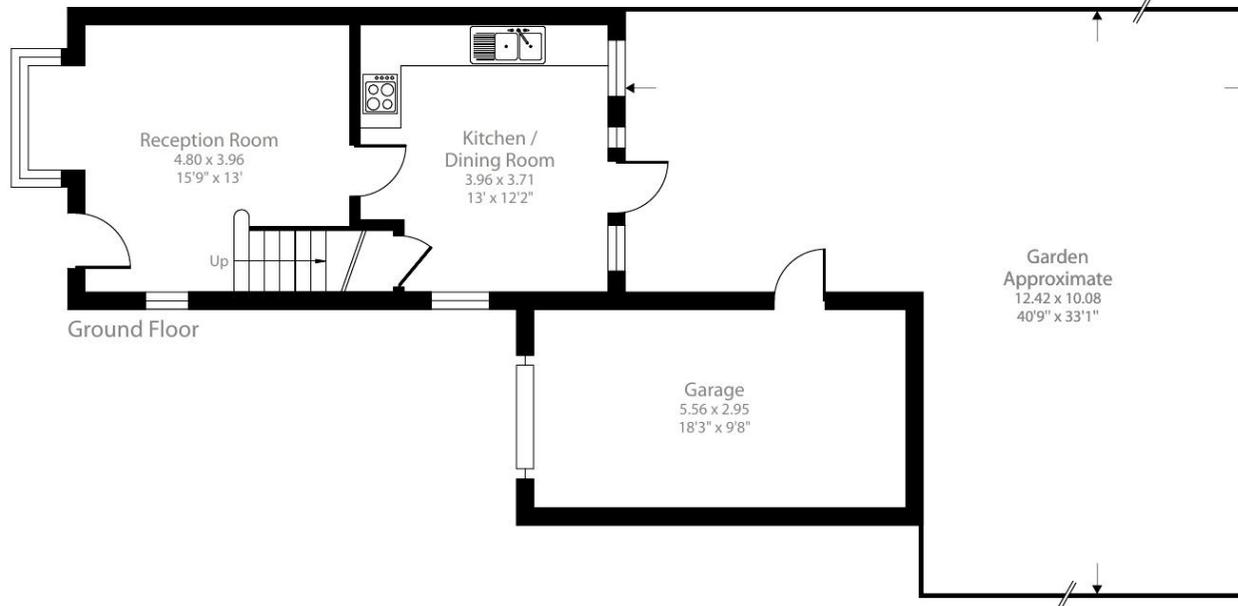
Garage = 176 sq ft / 16.3 sq m

Total = 858 sq ft / 79.6 sq m

For identification only - Not to scale



First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Carter Jonas. REF: 1006845

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