



8 THE PADDOX OXFORD OX2 7PN

3 bedrooms
1 bathroom
private garden
garage

DESCRIPTION

The Paddox is a quiet cul de sac just north of Summertown. It is one of the famous 'Span' developments dating from the mid 1960s designed by the architect Eric Lyons.

This is an exceptionally light and generously proportioned three bedroom house with deep windows on both sides which also offers an opportunity to update and personalise.

A small entrance hall with a cloakroom to the side leads to the kitchen and reception room with sliding doors opening onto the terrace at the rear of the property. The first floor offers three bedrooms and a family bathroom.

The garden is paved and bordered with flower beds and a pathway takes you to a gate giving rear access. The property also benefits from a garage.

LOCATION

The property is perfectly located for access to many of Oxford's renowned choice of state and private schools and is also within easy reach of Summertown's excellent amenities, including shops, restaurants, cafes and bars, doctor and dentist surgeries, various sport centres and a public library.

There are cycle lanes and public transport nearby and both the A34 and M40 are only a short drive away. Oxford Parkway is a short distance with trains to London Marylebone in approximately 55 mins.

A LIGHT AND SPACIOUS THREE BEDROOM HOUSE IN NEED OF UPDATING IN A VERY DESIRABLE LOCATION IN NORTH OXFORD, CLOSE TO SUMMERTOWN SCHOOLS AND SHOPS. GARAGE AND PRIVATE GARDEN. NO ONWARD CHAIN



Further information:

Council Tax Band: E

All mains services connected.

Tenure: Freehold with vacant possession on completion.

Mobile phone coverage and speeds can be checked here: checker.ofcom.org.uk. however, all providers are predicted to have good levels of service inside at this property.

Broadband speeds can be checked here: checker.ofcom.org.uk. The maximum download rate is predicted to be 1000mbps with a 100mbps upload speed, subject to availability.

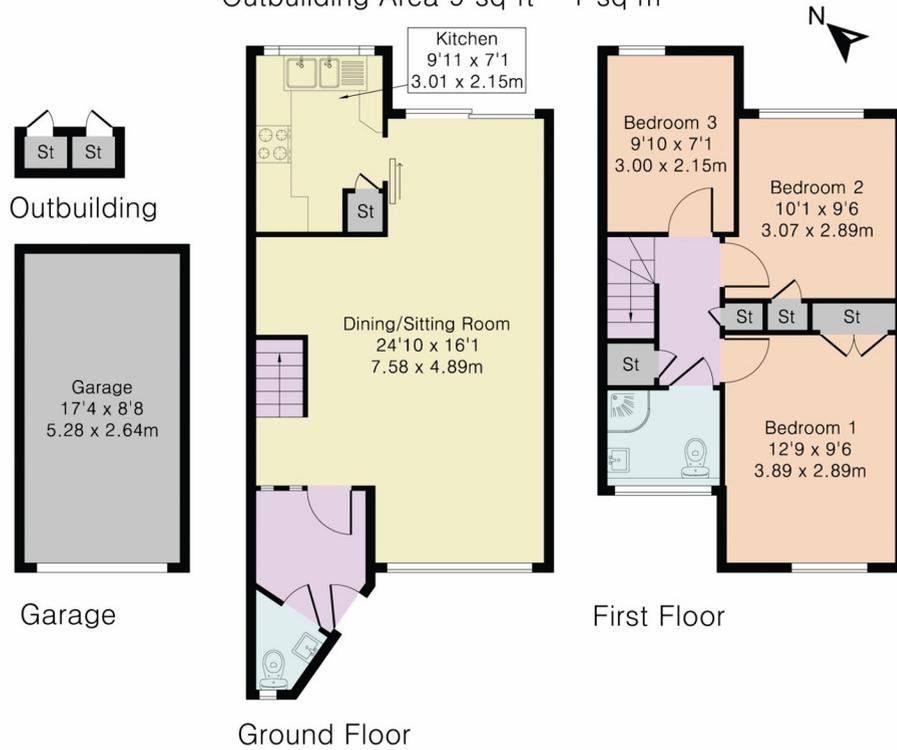
ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX2 7PN



Approximate Gross Internal Area 1007 sq ft – 94 sq m
 Ground Floor Area 454 sq ft – 42 sq m
 First Floor Area 394 sq ft – 37 sq m
 Garage Area 150 sq ft – 14 sq m
 Outbuilding Area 9 sq ft – 1 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Carter Jonas

Oxford 01865 511444

oxford@carterjonas.co.uk

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

carterjonas.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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