



Southmoor Road
Oxford

Carter Jonas

54 SOUTHMOOR ROAD OXFORD OX2 6RD

4 double bedrooms
kitchen/breakfast room
double reception room
period features throughout

DESCRIPTION

A Victorian town house offering good family living space on a very popular side road in Walton Manor. The accommodation is on three floors with the entrance hall leading to a light and airy sitting room with original fireplace and bay window and dining room overlooking the rear garden. The kitchen is at the rear of the property with a breakfast area at the far end and sliding doors opening out onto the patio and rear garden. Stairs up to the first floor lead to the principal bedroom with original fireplace and windows to the front, with a double bedroom overlooking the rear garden. The family bathroom is also on this floor with two further double bedrooms on the second floor. To the front of the property, a low brick wall surrounds an enclosed area which would be useful for bike storage and to the rear is the garden with a patio, perfect for outdoor dining, with steps leading up to the garden which is mainly laid to lawn and bordered by trees and shrubs.

LOCATION

Walton Manor is a sought after conservation area of North Oxford with good access to many of Oxford's excellent choice of schools. Jericho is nearby with popular restaurants and the independent Phoenix Cinema, as are the open spaces of Port Meadow and other parks. Oxford city centre and the amenities of Summertown are a short distance with good public transport and cycle lanes. Meanwhile Oxford station and Oxford Parkway have train services to London Paddington and Marylebone in approximately one hour.

A LOVELY FAMILY HOME ON POPULAR SOUTHMOOR ROAD IN WALTON MANOR, CLOSE TO EXCELLENT SCHOOLS AND VIBRANT JERICHO IN NORTH OXFORD.



FURTHER INFORMATION

Council Tax Band G.
All mains services connected.
Gas central heating.
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.

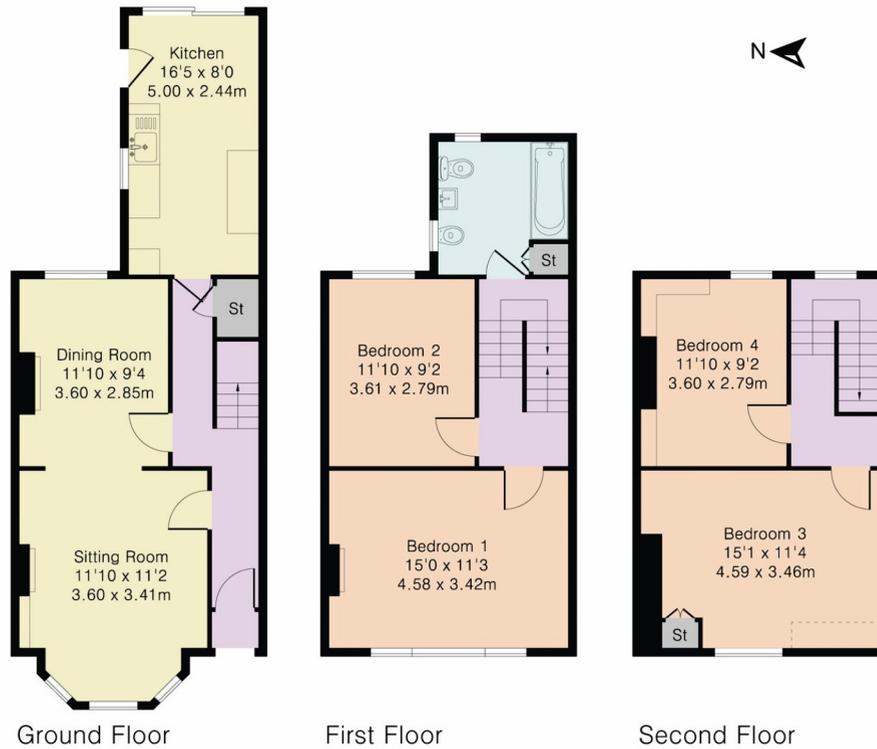
ADDITIONAL INFORMATION

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

Directions: OX2 6RD



Approximate Gross Internal Area 1285 sq ft – 120 sq m
 Ground Floor Area 512 sq ft – 48 sq m
 First Floor Area 422 sq ft – 39 sq m
 Second Floor Area 351 sq ft – 33 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Offices throughout the UK



IMPORTANT INFORMATION

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