



Hyde Place
Oxford

Carter Jonas

18 HYDE PLACE OXFORD OX2 7JB

4 double bedrooms
2 ensuites & a family bathroom
open plan kitchen/breakfast room
off street parking

DESCRIPTION

A beautifully presented terraced house arranged over three floors. The ground floor accommodation has a large reception room opening onto a landscaped garden. The kitchen/breakfast room has a range of contemporary fitted wall and base cabinets with integrated appliances and space for a dining table. In addition there is a ground floor cloakroom.

The first floor has the principal bedroom with ensuite bathroom and a second bedroom/reception room. The second floor has two double bedrooms, one with ensuite shower room and there is a further bathroom.

Outside the rear garden is landscaped with shrubs and borders and looks on to mature trees. To the front of the property is one allocated parking space providing off street parking.

LOCATION

The property lies in a quiet no through road very close to Lynhams Prep School and a short distance from Summertown, the Nuffield Sports Centre, public transport and Oxford Parkway Railway Station, with a frequent service to London.

Summertown is a popular suburb of Oxford, very conveniently located for all the north and central Oxford schools with cycle lanes and regular public transport. It is also well placed for road travel, with easy access to the Oxford ring road, leading to the M40 and A34.

A BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM FAMILY HOUSE WITH LANDSCAPED GARDEN, LOCATED WITHIN EASY REACH OF SUMMERTOWN.



FURTHER INFORMATION

Council Tax Band F

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.
Tenure Freehold.

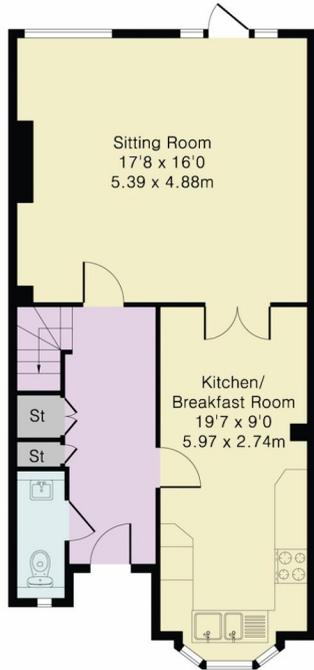
ADDITIONAL INFORMATION

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

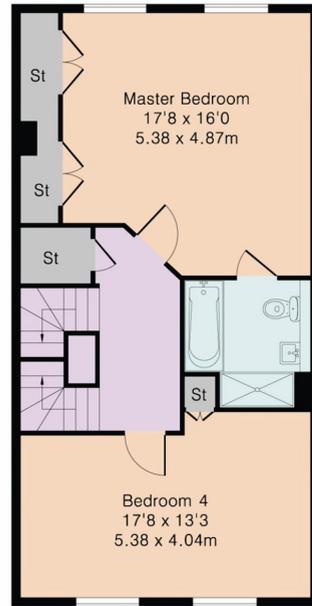
Directions: OX2 7JB



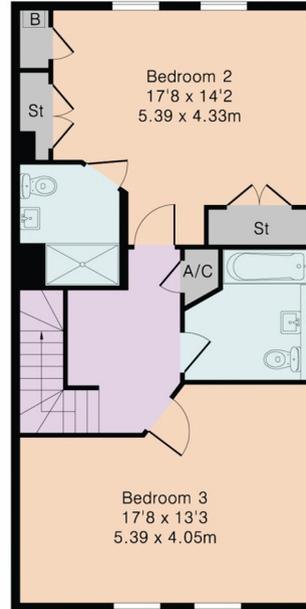
Approximate Gross Internal Area 1878 sq ft – 174 sq m
 Ground Floor Area 616 sq ft – 57 sq m
 First Floor Area 628 sq ft – 58 sq m
 Second Floor Area 634 sq ft – 59 sq m



Ground Floor



First Floor



Second Floor



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	72	
(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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Offices throughout the UK



IMPORTANT INFORMATION

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