



8 ROSEBAY GARDENS OXFORD OX3 9FY

2 double bedrooms with fitted wardrobes
High-spec contemporary kitchen
Solar panels & underfloor heating
Energy-efficient B rating

DESCRIPTION

A superb energy-efficient two bedroom home with underfloor heating throughout and solar panels. To the ground floor is an entrance hall leading to a contemporary kitchen with high specification integrated appliances and a living/dining room with light filtering in through the floor to ceiling glass doors to the landscaped garden. Upstairs are two generously sized double bedrooms and a family bathroom. The front of the property has off-street parking for one car.

LOCATION

The property is located on the eastern edge of the city in a recent landmark development built by the highly regarded developer 'Hill'. The location benefits from green spaces, peaceful ponds designed for relaxation and wildlife spotting, and a network of walking and cycling routes nearby.

The amenities of Headington and Summertown are close by, including Waitrose, M&S and Sainsbury's supermarkets, banks, restaurants and a selection of artisan coffee shops and delicatessens. The house is also close to the John Radcliffe Hospital. London can be accessed by rail from Oxford Parkway or Oxford City Stations and by road/the M40, a short drive away. An Oxford Coach Service runs to London Victoria, Heathrow and Gatwick airports with pick up points on the nearby London Road.

Oxford offers an extensive range of schools, both state and private, for all ages, including Rye St. Anthony, Magdalen College School, Headington, The Dragon, Lynams, Summer Fields, Cherwell and Wychwood.

A BEAUTIFULLY LIGHT TWO BEDROOM HOME BUILT IN 2018 TO A HIGH SPECIFICATION WITH SOLAR PANELS AND UNDERFLOOR HEATING LOCATED ON THE EASTERN EDGE OF OXFORD CITY



Further information:

Council Tax Band B

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.

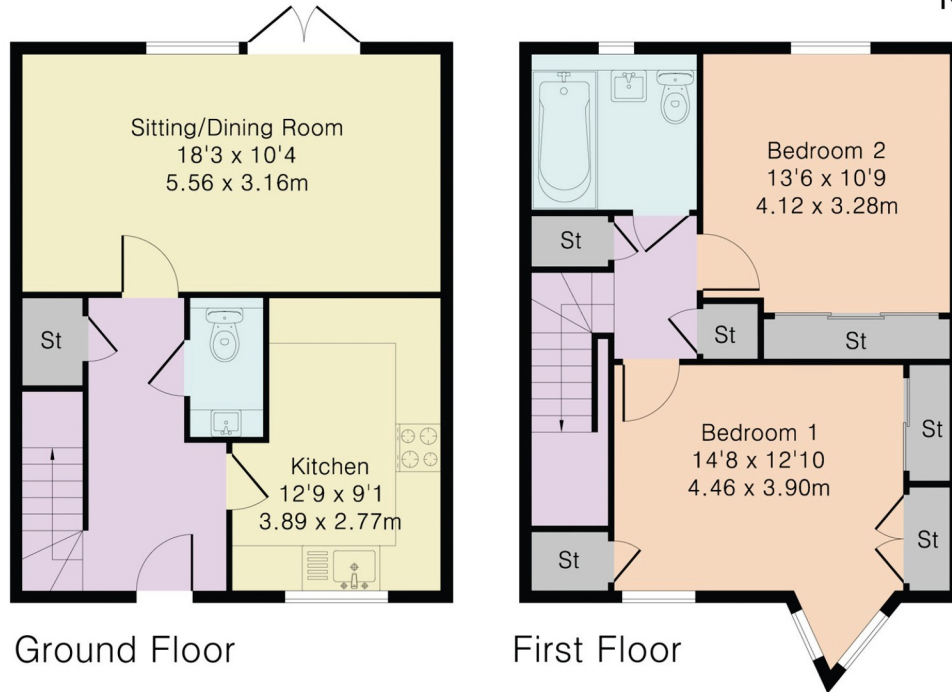
ADDITIONAL INFORMATION

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

Directions: OX3 9FY



Approximate Gross Internal Area 861 sq ft – 80 sq m
Ground Floor Area 427 sq ft – 40 sq m
First Floor Area 434 sq ft – 40 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 practice. 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	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Oxford 01865 511444

oxford@carterjonas.co.uk

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

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.