

153 The Avenue

KENNINGTON OX1 5QZ

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A detached three bedroom property on a desirable set-back road in Kennington, offering a generous 156ft rear garden and excellent potential throughout.

The property is brought to the market in need of modernisation, presenting an exciting opportunity to create a fantastic family home. The ground floor features three reception rooms, a kitchen, and a cloakroom. Upstairs, there are three bedrooms and a family bathroom. Externally, the property benefits from a very large rear garden, a garage, front garden and off street parking.

Offered to the market with no onward chain, this home represents a excellent project opportunity, subject to the usual planning consents.

GUIDE PRICE

£550,000



3



3



1



156.8ft





A detailed floor plan of a house. The layout includes a Garage (4.92m x 2.37m / 16'2" x 7'9") on the left, an Outdoor Store at the top left, a Kitchen (3.70m x 3.05m / 12'2" x 10'0") at the top center, a Dining Room (3.76m x 2.80m / 12'4" x 9'2") in the center, a Living Room (5.15m x 3.68m / 16'11" x 12'1") on the right, and an Office (3.77m x 3.38m / 12'4" x 11'1") on the far right. A central Entry area contains a staircase labeled 'Up' and an 'IN' door at the bottom. A bathroom is located between the Kitchen and the Living Room. A small room with dimensions 2.55m x 1.28m (8'4" x 4'2") is situated above the Living Room. The plan also shows various windows, doors, and built-in features like a stove, sink, and toilet.

Outdoor Store

Kitchen
3.70m x 3.05m
12'2" x 10'0"

2.55m x 1.28m
8'4" x 4'2"

Living Room
5.15m x 3.68m
16'11" x 12'1"

Up

Dining Room
3.76m x 2.80m
12'4" x 9'2"

Entry

Garage
4.92m x 2.37m
16'2" x 7'9"

Office
3.77m x 3.38m
12'4" x 11'1"

IN

3.15m x 2.62m
10'4" x 8'7"

Bedroom
5.99m x 3.95m
19'8" x 12'11"

Family Room
3.35m x 3.04m
11'0" x 10'0"

Office
3.30m x 3.01m
10'10" x 9'11"

Dn
Hallway

147

149

72.5m

112

141

Promo



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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Kennington is a popular village situated on the edge of Oxford and is renowned for its strong community. There is an excellent bus service to Abingdon and Oxford and easy cycle routes into Oxford city centre. The village provides a wide range of amenities including a local Co-Op, post office, doctors surgery, primary school, church and public house.



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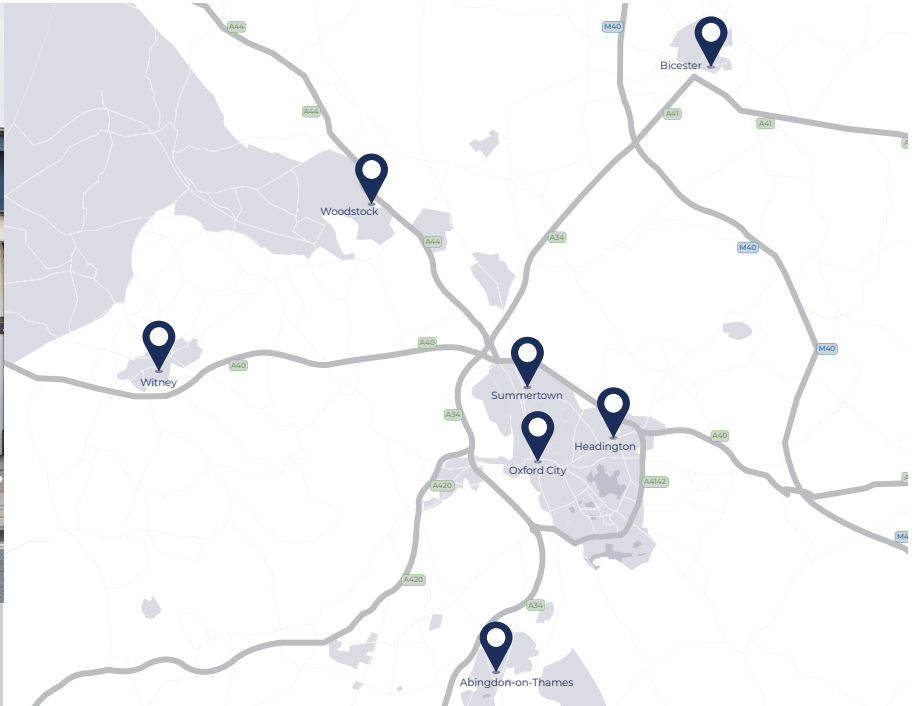
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