

22 Vicarage Road

NEW HINKSEY OX1 4RB

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A recently refurbished and extended four bedroom family home located within walking distance of Oxford city centre. The property features accommodation over three floors and is available with no onward chain. The ground floor accommodation comprises an entrance hall, shower room, and stunning open plan living/kitchen/dining area with brand new kitchen with Bosch appliances, skylights, and bi-folding doors leading out into the garden.

On the first floor is the master bedroom with ensuite shower room, a second double bedroom, a laundry cupboard with plumbing for a washing and drying machine, and family bathroom. The second floor has two further bedrooms and a useful storage area within the eaves.

To the rear of the property there is a 66ft rear garden with composite decking and lawn.



4



1



3



66.2ft garden

GUIDE PRICE

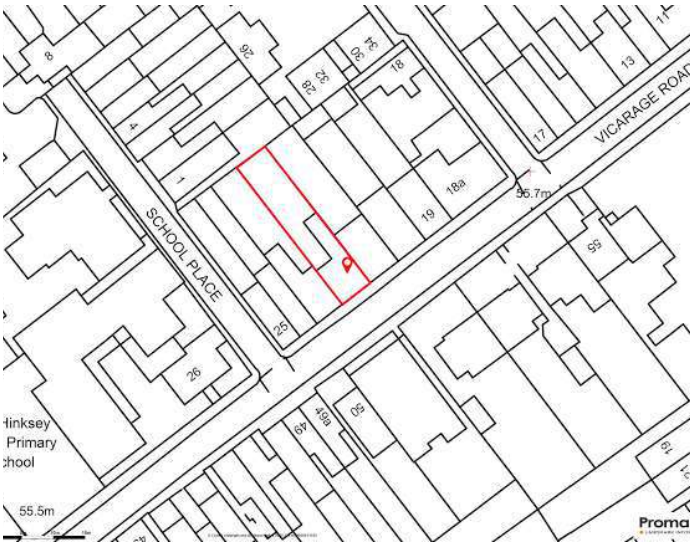
£775,000







UNDER STAIRS AREA
FLOOR 1: 661 sq. ft. 61 m²; FLOOR 2: 320 sq. ft. 45 m²
FLOOR 3: 304 sq. ft. 38 m²; TOTAL: 1,485 sq. ft. 197 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



Council Tax:
Band D - £2675.54

On-street parking

Oxford City Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

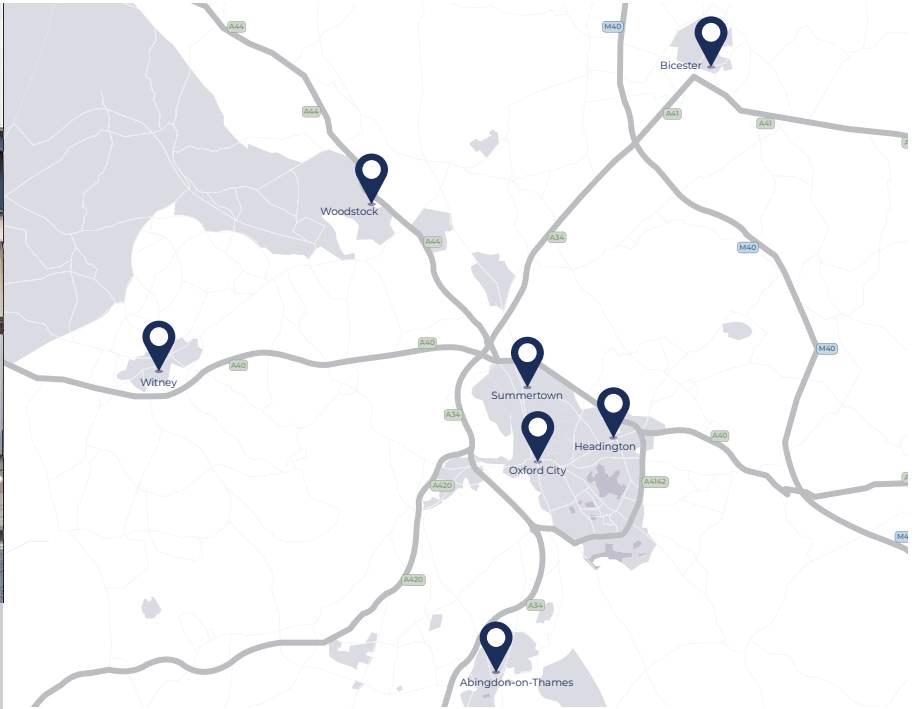
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Located in New Hinksey, Vicarage Road is within walking distance of Oxford city centre and has a wonderful village like community. There is a fantastic local primary school on the road and Hinksey Park with its outdoor heated pool. The river, meadows and various green spaces are within easy reach along with various local amenities such as the trendy Slow and Steady pub and a Tesco Express.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon
est.1947



Oxford City Centre

118 High Street
Oxford
OX1 4BX

t: 01865 244 735
e: post@breckon.co.uk



Wai Hoong Yee, Robyn
Marsh-Wright, George Houlbrooke
& Millie Carless

Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Headington

t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Witney

t: 01993 776 775 (sales)
t: 01993 899972 (letting)
e: witney@breckon.co.uk

Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 24 24 23 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon

t: 01865 765 555
e: bespoke@breckon.co.uk