



Rothafield Road, North Oxford, OX2

Guide Price £695,000

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ESTATES

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This detached property has been recently renovated and offers accommodation over two floors. The accommodation comprises spacious entrance hall, a dual aspect sitting room leading to a conservatory with doors opening to the west facing garden. There is a newly fitted kitchen with views to the rear and a ground floor bedroom/second reception room with access to the garden and a newly fitted bathroom. The first floor offers a double bedroom with newly fitted ensuite shower room. There is off street parking to the front and private gardens to the rear. The property is freehold and is offered for sale with no onward chain.

Situation

Situated in North Oxford it is conveniently located for easy access into Summertown which offers a fantastic range of shops, cafes and restaurants. There is a Marks & Spencer's food hall and also Tesco's and Sainsburys. If you are requiring more comprehensive amenities there is a regular bus service running to Oxford city centre which offers an extensive range of shops, restaurants, museums and Westgate shopping centre provides a wonderful selection of shops and roof top restaurants. Within walking distance of the property is the Oxford Parkway Station which offers a 55 minute service to London, Marylebone.





Viewing Arrangements

Viewings will be accompanied by a member of staff from Fortnums Estates.

EPC

EPC rating D

Services

All mains services are connected.

Tenure & Possession

The property is freehold and is offered for sale with no onward chain.

Fixtures & Fittings

Certain items may be available by separate negotiation with Fortnums Estates.

Council Tax

Council Tax band F amounting to £3,523.26 for the year 2024/25.



Local Authority

Oxford City Council

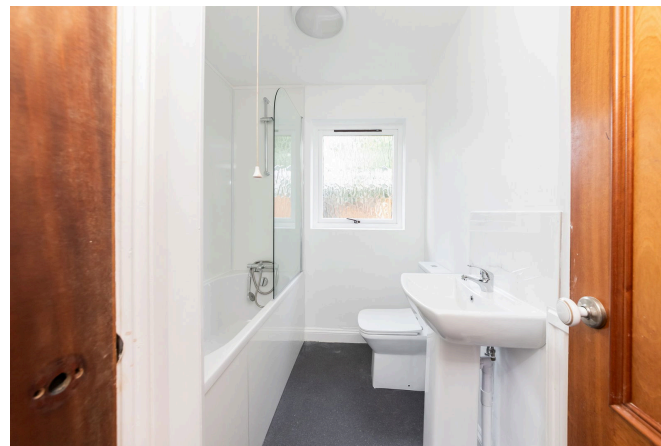
109 St. Aldate's

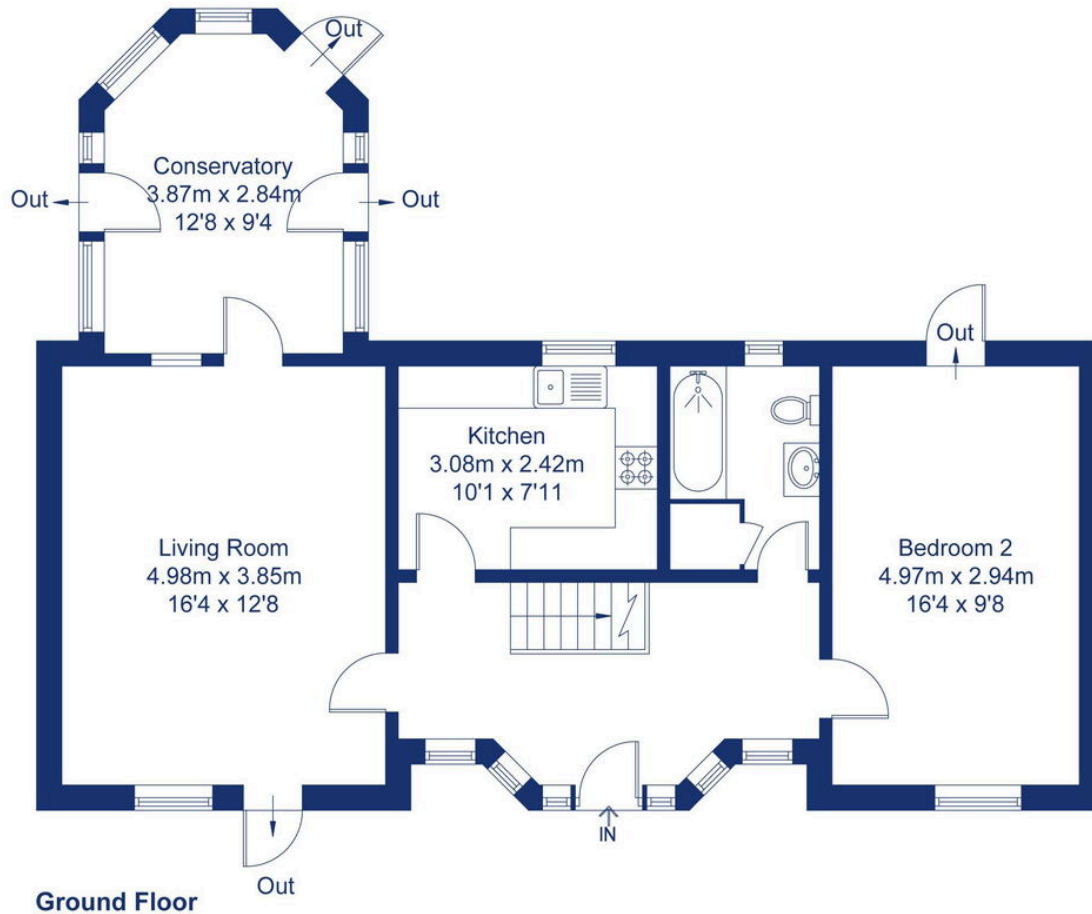
Oxford, OX1 1DS

Tel: 01865 249811

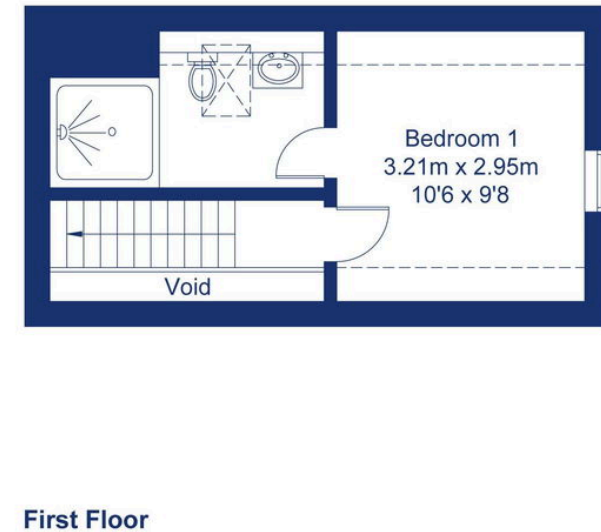
Advisory notes

Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order. A buyer must confirm the information is correct and be verified by their own solicitors and not rely on the information within these particulars. The measurements supplied for the floorplan are for general guidance. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.





----- Restricted Head Height



Floor plan produced in accordance with RICS Property Measurement Standards.
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