



Summerhill Road, Oxford

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## 12 Summerhill Road

A south-facing family home with vast potential and off-street parking in this sought-after side road.

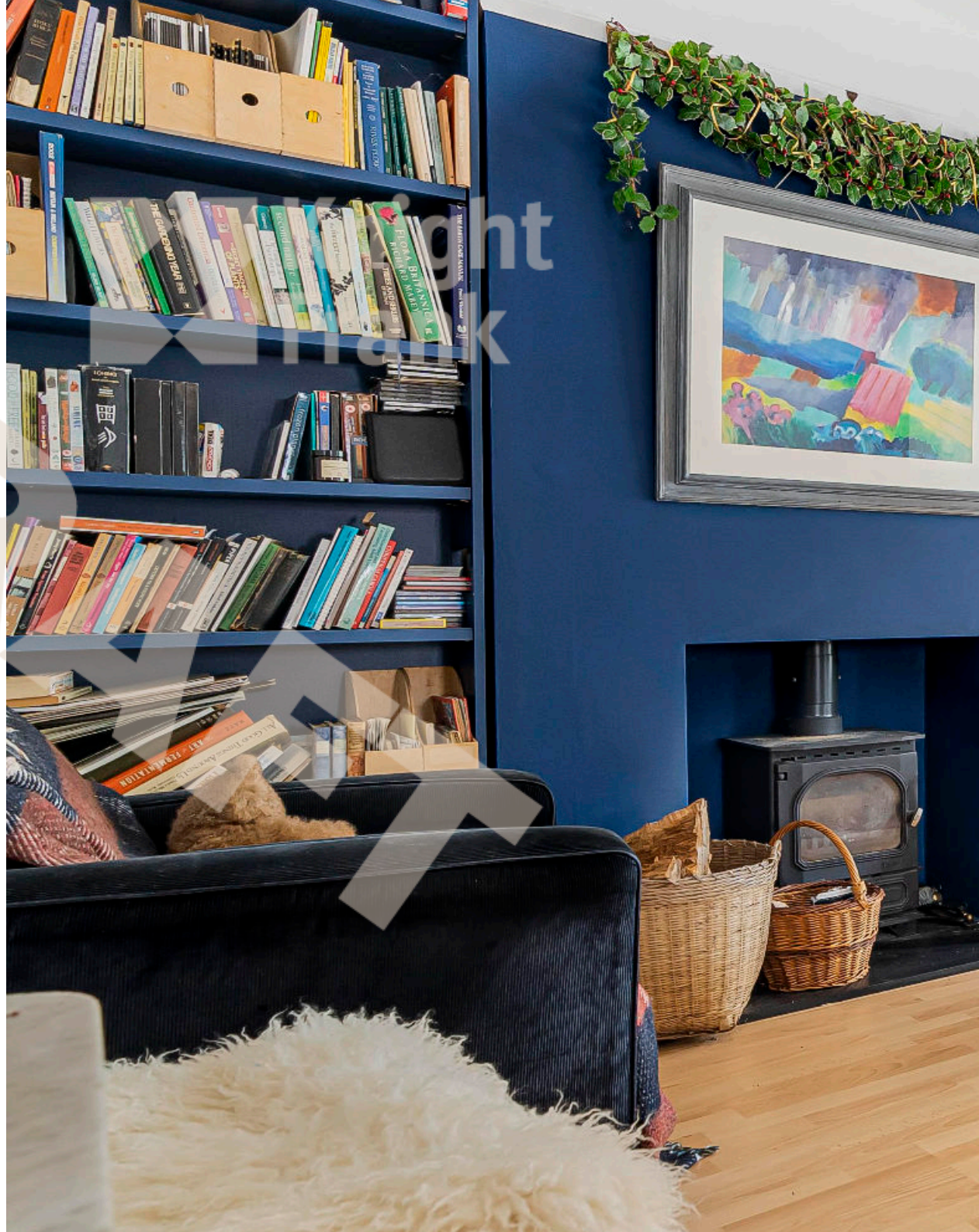


**Guide price:** TBC

**Tenure:** Available freehold

**Local authority:** Oxford City Council

**Council tax band:** G







## The Property

Lying in this quiet side road this home has accommodation over three floors and has modernisation and extension potential (subject to necessary consents). It has currently been configured for wheelchair use and includes wide door frames, a disabled bathroom and a lift from the ground to first floor.

To the ground floor, the front door opens into a spacious hall which gives access to the kitchen/dining room, sitting room, bay fronted family room, W/C, and study.

The first floor has a family bathroom, utility room and three bedrooms. There is a fourth bedroom and another bathroom on the second floor. There is off-street parking for two cars and a good sized garden.



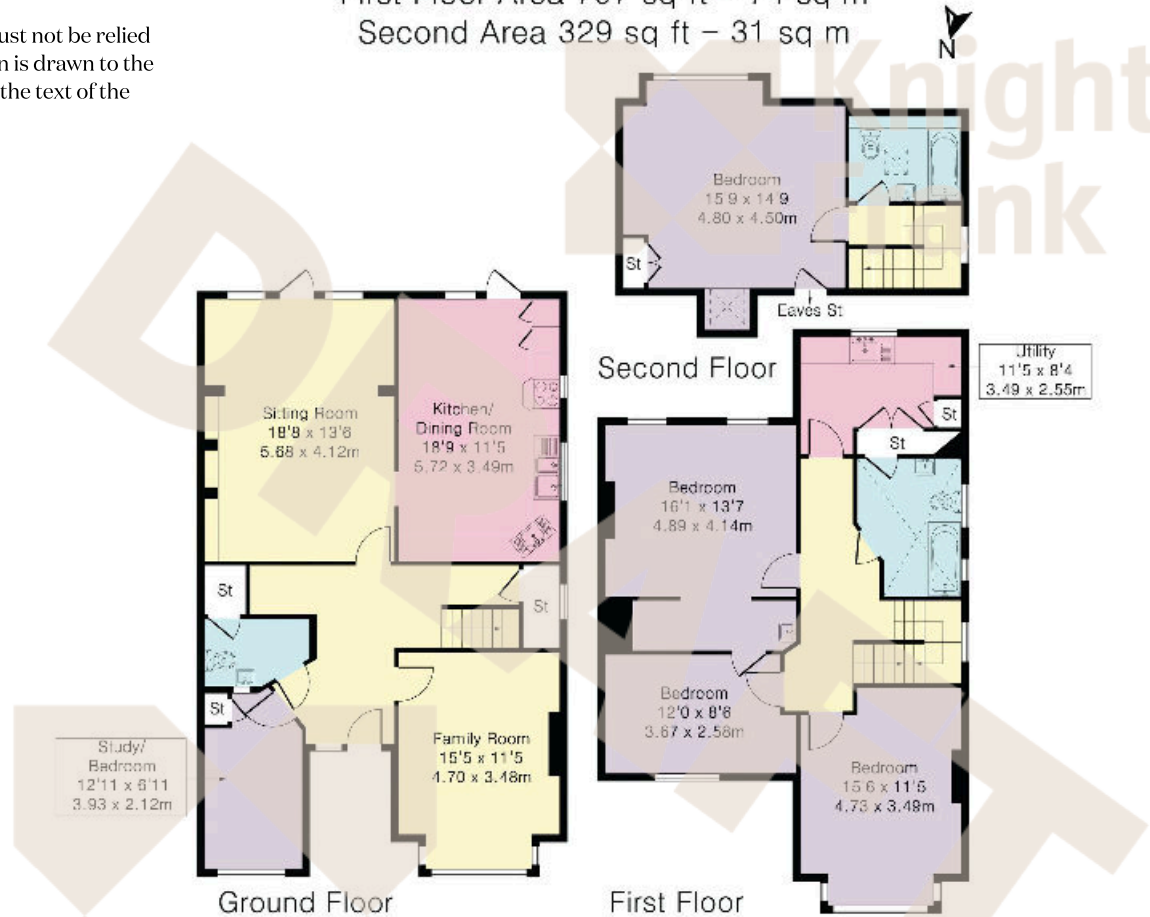


## Location

The property is within walking distance of Summertown offering an excellent range of shopping with supermarkets, cafes and restaurants together with Ferry Sports Centre, Summertown Library and The North Wall theatre. There is also Nuffield Health and Racquets Club on Woodstock Road, a short distance. From the Banbury Road there are frequent bus services to the city centre. The city of Oxford is known throughout the world for its beautiful and historical architecture, universities and hospitals. The city is also well known for its excellent schools including The Dragon, Oxford High School, St Edward's, Summer Fields, Wychwood School for Girls and Cherwell School. Oxford city centre 2.2 miles Oxford Parkway 1.7 miles (trains to London).

Approximate Gross Internal Area 2077 sq ft – 193 sq m  
 Ground Floor Area 951 sq ft – 88 sq m  
 First Floor Area 797 sq ft – 74 sq m  
 Second Area 329 sq ft – 31 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the particulars.



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