



**Knight
Frank**

St. Bernards Road, Central North Oxford, OX2

Renovation opportunity close to Jericho and the city centre.

Description

A handsome period home of c.1421sqft with south facing garden arranged over two floors with vast potential to modernise and extend (subject to necessary consents).

The house is very well positioned for access to a range of excellent facilities including all the amenities in Jericho with Phoenix Picture House cinema, restaurants and artisan coffee shops and bakers and Port Meadow.

Arranged over two floors the property comprises a bay fronted sitting room, dining room, kitchen and garden room. To the front is a bay fronted bedroom with storage, two further bedrooms and family bathroom. To the rear is a south facing garden.

The property does not have off street parking; however, the property is eligible for parking permits for the surrounding roads.

Location

The house lies in an ideal location close to the city centre and all the local shopping amenities in North Parade and Jericho. It is very well positioned for Oxford's excellent range of schools with the Dragon and Oxford High School within walking distance and St Edward's, Magdalen, Headington Girls School and Wychwood all within easy reach. There is good access to all the day-to-day shopping facilities of Summertown including Marks & Spencer's Food Hall, artisan bakers and coffee shops, bars and restaurants and the popular Nuffield Health and Racquets Club. In Jericho, there are supermarkets, bars, restaurants, a cinema and dentists' and doctors' surgeries. The Woodstock and Banbury Roads join directly to the Oxford ring road connecting to the A40 and M40 to London. The Oxford rail station has regular services directly to London and Oxford Parkway station has services to London Marylebone.





Property information

EPC: E

Local authority: Oxford City Council

Tenure: Freehold

Council Tax Band: F

Guide Price: £895,000

Viewings

By appointment through sole selling agent Knight Frank.



Approximate Gross Internal Floor Area

Ground floor = 61 sq m / 655 sq ft

First floor = 53 sq m / 574 sq ft

Cellar Area = 18 sq m / 192 sq ft

Total area = 132 sq m / 1,421 sq ft

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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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2024. Photographs and videos dated May 2024.

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