



LONSDALE ROAD, OXFORD





# UNIQUE OPPORTUNITY IN SUMMERTOWN.

Exciting opportunity with off street parking on the South side of one  
of Summertown's most sought after side roads.



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EPC

E

Local Authority: Oxford City Council

Council Tax band: G

Tenure: Freehold



## PROPERTY & LOCATION

Unique opportunity in Summertown with off street parking, large south facing garden and just under c.1900sqft of accommodation. No onward chain.

Requiring modernisation throughout the property is currently arranged over three floors and retains many attractive period features throughout, including large bay windows, high ceilings and fireplaces.

### Location:

The house is on the south side of Lonsdale Road, one of the most popular side roads in Summertown. It is within walking distance of all the amenities in Summertown with an excellent range of shopping with supermarkets, artisan bakers and coffees shops and restaurants together with Ferry sports centre. The Nuffield Health and Racquets club is on Woodstock Road. Oxford is known throughout the world for its beautiful and historical architecture, Universities and Hospitals. The city is also well known for its excellent range of state and independent schools including Cherwell, the Swan school, The Dragon, Summer Fields, Oxford High School, St Edward's, Wychwood School for Girls and Headington School. From the Banbury road there are frequent bus services to the city centre.









**Approximate Gross Internal Area 1857 sq ft - 173 sq m**

Ground Floor Area 723 sq ft – 67 sq m

First Floor Area 739 sq ft – 69 sq m

Second Floor Area 395 sq ft – 37 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



(Including Basement / Loft Room)

Approximate Gross Internal Area = 397.25 sq m / 4,276 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)





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