



Let Agreed
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Breckon & Breckon
Residential Letting, Property Management

98



96 Victoria Road, Oxford, OX2 7QE

Guide Price £785,000

A substantial and extended Edwardian townhouse with 4 large bedrooms, loft conversion and South facing garden

A substantial (1,837 sq ft) and extended Edwardian townhouse presented in fine condition with 4 generous bedrooms, loft conversion, off road parking and a delightful South facing rear garden

Summertown is a unique suburb of Oxford. In some ways it is a village within the town as it's blessed with so many amenities, shops, bars and restaurants as well as a deep feeling of its own community. Access to road and rail transport links, schools, open park land, frequent bus services etc is peerless. Consequently it is one of the most highly prized areas of this world renowned city.

96 Victoria Road has been consistently and frequently improved by our clients over the last ten years. Bought as a family home it has recently been rented to a charming family who have cared for the house well. It is substantial, light and airy with a number of lovely original features, however it has been upgraded for 21st century needs including a large loft conversion and an extension to the kitchen. There is no onward chain and vacant possession can be given with a little notice.

The welcoming facade leads through a stained-glass front door into a lovely tall hallway. The stairs rise in front and to the right a door leads into the living/ dining room. This is a large (nearly 27 feet) space with a charming bay window to the front and glazed double doors at the rear, ensuring it is light. It also retains the charm of the original exposed wooden floor and its fireplaces. Behind this the rear lobby/ conservatory is fully glazed with double doors leading to the paved terrace, decking and garden beyond. Leading to the left the door opens into a wonderful family kitchen. This is extensive, fully fitted and incredibly light with South facing windows to the rear as well as Velux roof lights above. It is such an attractive room, modern and light but still retaining the wood parquet floor in the dining area and a tiled floor in the kitchen area with a generous range of quality units to three sides.

Upstairs on the first floor all three bedrooms are ample doubles with high ceilings and large windows, affording a lovely feeling of space. Two have a generous range of fitted wardrobes/ storage, and the third overlooks the garden to the rear. Serving all three is a modern, tiled bathroom with both a bath and separate shower. On the second floor the main bedroom is wonderful. Large and also well proportioned, the room occupies the entire roof space with a number of windows all providing a panoramic view across the gardens to the South. There is also an en-suite shower room to the front with a modern white suite.

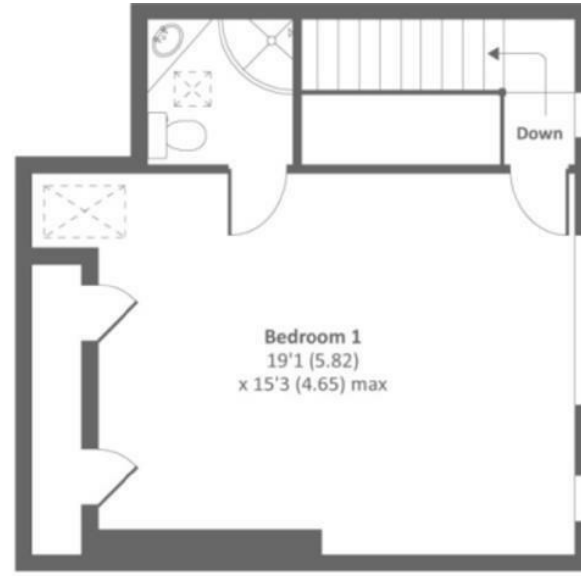
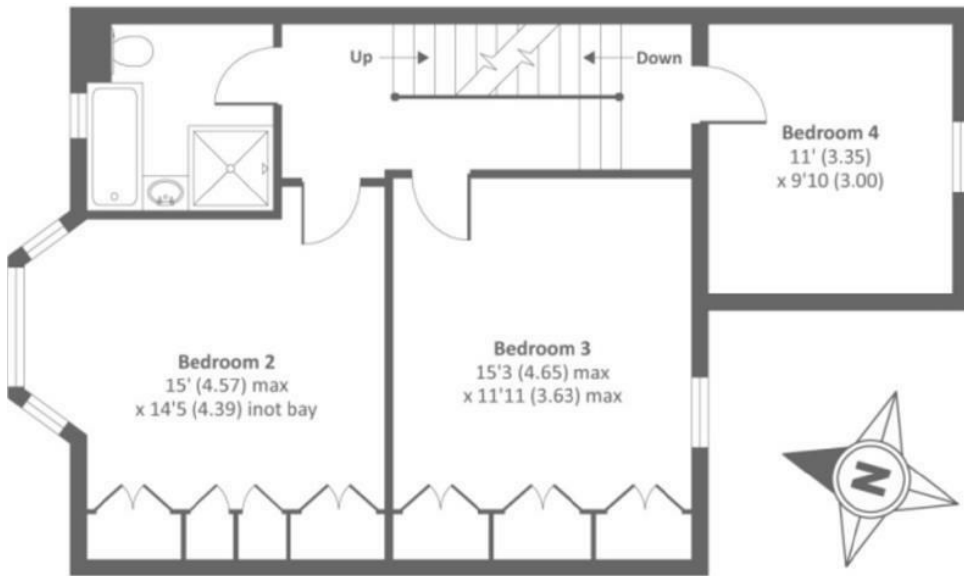
Outside to the front the garden has been replaced with a block paved driveway, offering valuable parking space. To the rear the garden is delightful, with an area of paving to the rear of the conservatory beyond which decking creates a sun trap behind the kitchen. There is a substantial lawn which extends to a surprisingly generous 80 feet with a plum tree to one side, and this is flanked on both sides by wooden fencing. At the very end there is also a shed adjacent to which is a further paved area.

Mains water, gas, electricity
Oxford City Council
Council Tax band F
£2,283-91 p.a. 2012/13

- Edwardian charm
- Bathroom and en-suite
- Lovely South facing garden
- Great light and space
- 26 ft living room with bay
- Off road parking
- 4 double bedrooms
- Ample kitchen/ dining room

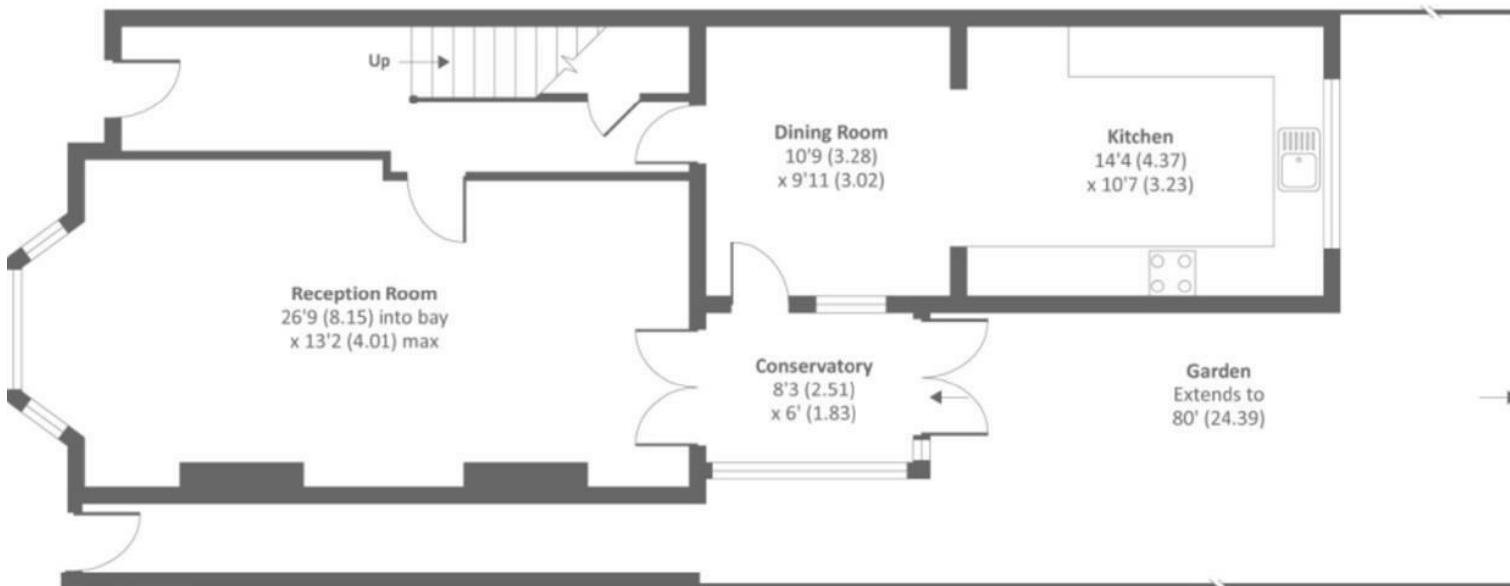






First floor


Second floor



Ground floor

Approx. gross internal floor area 1837 SQFT / 170.6 SQM

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

to discuss this property or to arrange a viewing please call, or drop us a line interested@cridlands.co.uk

01869 343600

Important Notice

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