



Godstow Road
Oxford

Carter Jonas

120 GODSTOW ROAD OXFORD OX2 8PQ

2 bedrooms
2 reception rooms
Family bathroom
154ft rear garden

DESCRIPTION

Situated in Lower Wolvercote, overlooking the green, this mid-terrace period property, now in need of updating, offers the opportunity for those looking for a project in the heart of this sought after location.

The accommodation is arranged over two floors and comprises two reception rooms, one with a fireplace, a kitchen/breakfast room and cloakroom on the ground floor with two bedrooms and a bathroom at first floor level. The bathroom is accessed via bedroom 1.

The mature rear garden is over 154 feet in length. A seating/dining area is arranged next to the house, and a central path leads to the end of the garden where there is a good-sized garden store. There is also a large garden shed and a summerhouse within the garden.

LOCATION

Wolvercote is a thriving village located within the ring road and is served by a range of local amenities as well as a regular bus service into Oxford City Centre and the John Radcliffe Hospital.

Godstow Road is conveniently placed for easy access to Oxford Parkway Station which offers services to London Marylebone within an hour.

The home is in the catchment of the highly regarded Wolvercote Primary and Cherwell Secondary schools and is in walking distance of restaurants, public houses and a plethora of green spaces including the ever popular Port Meadow.

A MID-TERRACE, 2 BEDROOM PERIOD PROPERTY IN NEED OF UPDATING IN THE HEART OF LOWER WOLVERCOTE, OVERLOOKING THE VILLAGE GREEN.



Further Information

Services: All mains services are connected
Gas fired central heating
Tenure: Freehold
Local Authority: Oxford City Council
Council Tax: Band D

Broadband speeds and mobile phone coverage can be checked here: checker.ofcom.org.uk.

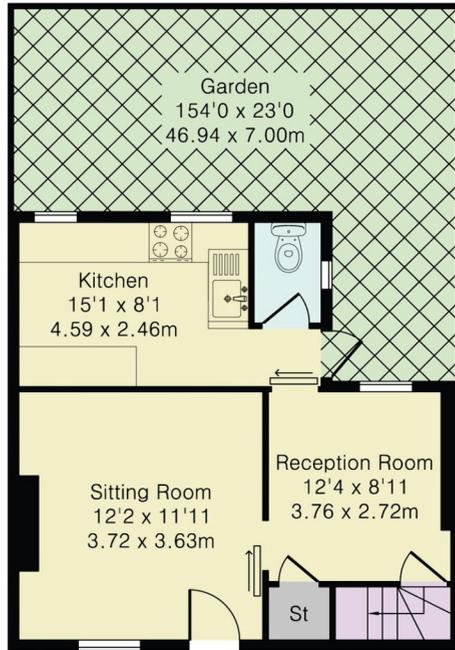
ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

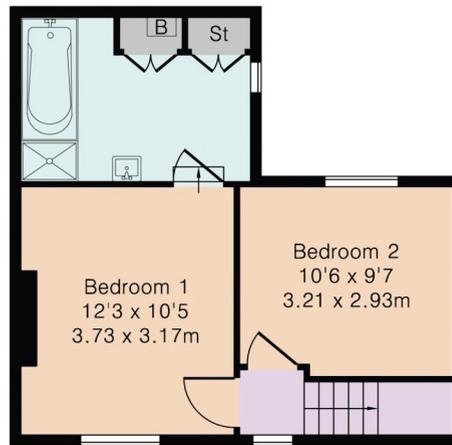
Directions: OX2 8PQ



Approximate Gross Internal Area 732 sq ft – 68 sq m
 Ground Floor Area 381 sq ft – 35 sq m
 First Floor Area 351 sq ft – 33 sq m



Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



Carter Jonas

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Offices throughout the UK



IMPORTANT INFORMATION

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