



WATER EATON, OXFORD, OX2

£2,250 per month*

Carter Jonas

2 MINNA FRANCES CLOSE, WATER EATON, OXFORD, OXFORDSHIRE, OX2 8HF

Brand new three bedroom property located on the
Priory Grove Development.

- Brand New
- 3 Bedrooms
- Driveway Parking
- EV Charger
- Excellent Transport Links
- Solar Panels

THE PROPERTY

Ground floor: Kitchen with fitted appliances and free standing Fridge Freezer. Living room with dual aspect windows and french doors to garden. W/C located off hallway. Benefits from underfloor heating.

First floor, primary bedroom with en suite. Double bedroom and spacious single bedroom, family bathroom with shower over bath. The first floor benefits from radiators.

Large rear garden with lawn and patio for alfresco dining. The garden boasts a bike store and also contains an air source heat pump. Driveway parking with EV charger and bin store.

The property comes unfurnished but will contain curtains/blinds and lampshades throughout. Available from February for a minimum tenancy term of 12 months.

Priory Grove has been thoughtfully designed with sustainability and making a positive impact on the environment in mind. All the houses feature integrated PV solar panels and Electric Vehicle charging points.

Located in a prime location in North Oxford. Built in a contemporary style and utilising the latest building technology, including air source heat pumps, EV car charging points and PV solar panels throughout.



Families are well served by amenities close by in Summertown, Kidlington or Oxford City, also on the doorstep are numerous well regarded schools. Oxford Parkway located 0.8 miles away.

No access to Loft. Mains electricity, water and drainage. Electric air source heat pump.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Flood Risk - Very low risk

ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

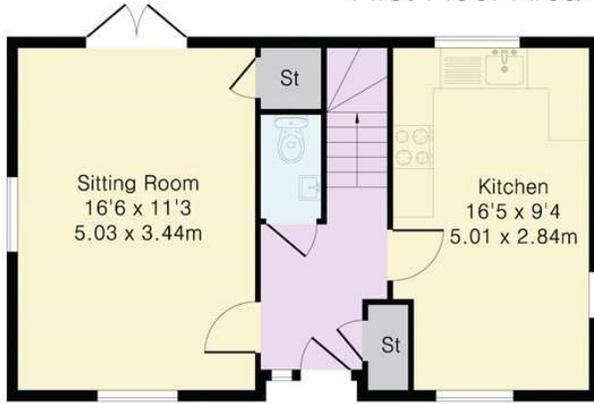
Local Authority Oxford City Council - Council Tax Band



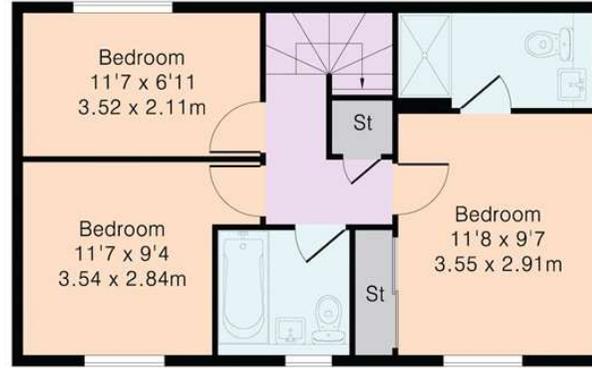
Approximate Gross Internal Area 912 sq ft - 85 sq m

Ground Floor Area 453 sq ft – 42 sq m

First Floor Area 459 sq ft – 43 sq m



Ground Floor



First Floor



T: 01865 511444

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE

E: oxfordresilettings@carterjonas.co.uk

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Classification L2 - Business Data

IMPORTANT INFORMATION

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