

PROPERTY AGENTS

**JP**Knight



Fair View, Headington, Oxford OX3 7EZ





## Fair View, Headington

The property is situated in an established residential area that abuts Lye Valley and Boundary Brook which is adjacent to the Oxford golf club: it is also just over 3 miles to the centre of the city.

In need of modernisation it is a detached bungalow that comprises 2 bedrooms, bathroom, living room and separate kitchen.

Outside there is a secluded 38' south, southeast facing garden and extensive parking along with a detached garage.



## Tenure - Freehold

### Accommodation

The property has double glazing, a radiator system the boiler has been condemned and needs replacing.

Front door to:

Entrance Hall: Loft access and radiator.

Living Room: 14'11 x 11'11 A bright room with a casement door flanked by windows to the rear porch and garden beyond. Wood floor and 2 radiators.

Enclosed Rear Porch: 11'11 x 2'11 Quarry tiled floor, door and windows to the garden.







Kitchen: 11'11 x 8'2 A double aspect room with a range of cupboards, worktops and stainless steel sink. Spaces for cooker, washing machine and fridge/freezer, radiator.

Bedroom 1: 15'1 x 11'10 (excl. recess) The room features a bay window to the front, radiator and picture rail.

Bedroom 2: 11'4 x 8'4 The room features a front aspect, radiator and picture rail.

Bathroom: Fitted with a 3-piece suite, tiling, window radiator and airing cupboard.

## Outside

To the Front: The property has a block paved drive across the front and down the side with parking for numerous vehicles. There is a trellis gate to the garden.

Garage: 18' x 9'10 Electric up/over door, power.

Rear Garden: The garden extends to 38' and faces south, southeast. Set to gravel it has an established conifer hedge on the rear border and a side trellis fence.

Timber summer house behind the garage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

