



**Hernes Road**  
Oxford

**Carter Jonas**



## 6 HERNES ROAD OXFORD OX2 7PU

4 bedrooms & 2 bathrooms  
Flexible living space over three floors  
Desirable North Oxford side road

### DESCRIPTION

A large semi-detached period house situated in a sought after side road in North Oxford that has been extended over the years to create a comfortable family home. Built in approximately 1890 the house retains many character features with sash windows, fireplaces and picture rails.

The entrance is to the side of the property, allowing for a hallway leading to two reception rooms with many original features including pretty fireplaces. Beyond is a light and spacious kitchen/breakfast room with steps down to the dining area and doors leading out to the rear garden. In addition, there is a useful utility room at the rear of the house.

The first floor offers a double bedroom to the front, a further bedroom/study overlooking the garden and a family bathroom, whilst on the second floor there are two double bedrooms and a shower room. The rear garden is south facing with a decked terrace, perfect for outdoor dining, and mainly laid to lawn with well stocked borders. There is also a garden office providing further work space.

### LOCATION

The property is situated just north of the Summertown shops in popular North Oxford. Summertown offers a good range of amenities including shops, banks, restaurants, a public library and a sports centre with pool. Ideally placed within reach of many of Oxford's excellent choice of schools there is also good access to the city centre and the ring road with a regular bus service.

## A FOUR BEDROOM SEMI-DETACHED FAMILY HOME ON A DESIRABLE SIDE ROAD SITUATED JUST NORTH OF SUMMERTOWN IN NORTH OXFORD.





The ring road is within half a mile with access to both the A34 and the M40 and Oxford Parkway railway station slightly further north with regular services to London Marylebone.

Further information

Tenure: Freehold with vacant possession on completion.

Services: All main services are connected.

Local Authority: Oxford City Council

Council Tax Band F

Mobile phone coverage and speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk), however, all providers are predicted to have good levels of service inside at this property.

Broadband speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk). The maximum download rate is predicted to be 1000mbps with a 100mbps upload speed, subject to availability.

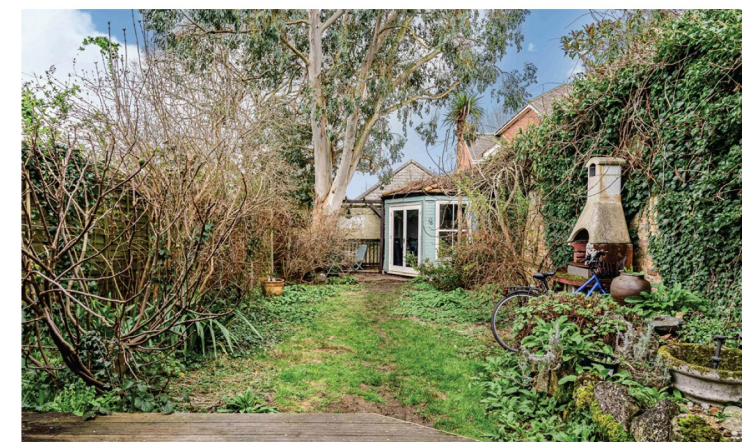
## ADDITIONAL INFORMATION

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

**Directions:** OX2 7PU







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Oxford 01865 511444**

oxford@carterjonas.co.uk

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

**carterjonas.co.uk**

Offices throughout the UK



## IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.