



Franklin Road
Headington, Oxford

Carter Jonas

22 FRANKLIN ROAD, HEADINGTON, OXFORD OX3 7RZ

Sitting room, dining room, kitchen, utility, cloakroom, 3 bedrooms, bathroom
Driveway, rear garden

DESCRIPTION

Set within a highly sought-after residential road, offering excellent access to the John Radcliffe hospital, central Headington, and convenient bus and cycle routes into Oxford city centre, this three-bedroom semi-detached period property presents an exciting opportunity for renovation and improvement. Having remained in the same family for over 70 years, the property now requires modernisation throughout and offers significant potential to create a wonderful family home. The accommodation comprises a generous double reception room with a box bay window to the front and a fitted kitchen with an adjoining utility room with cloakroom and access to the rear garden. On the first floor are three bedrooms and a family bathroom.

OUTSIDE

A driveway to the side of the property provides access to the rear garden, which is a particular feature of the house. Principally laid to lawn, the garden enjoys a generous size and includes a paved terrace adjoining the property, together with a greenhouse and garden sheds, offering excellent scope for keen gardeners and families alike.

LOCATION

Franklin Road is a popular residential side road in the highly sought-after Headington area of Oxford. The property is conveniently located within easy reach of Headington's vibrant shops, cafés and everyday amenities, as well as the John Radcliffe, Churchill and Nuffield hospitals, Oxford Brookes University & a range of well-regarded schools. Regular bus services provide excellent access to Oxford city centre, while the nearby ring road offers straightforward connections to the A40 and M40.

PERIOD, 3 BEDROOM, SEMI-DETACHED HOME REQUIRING UPDATING, WITH DRIVEWAY, EXTENSIVE GARDEN AND SIGNIFICANT POTENTIAL TO ENHANCE



Additional Information

Tenure: Freehold

Services: All mains services are connected. Gas fired central heating

Local Authority: Oxford City Council

Council Tax Band D

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

ADDITIONAL INFORMATION

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

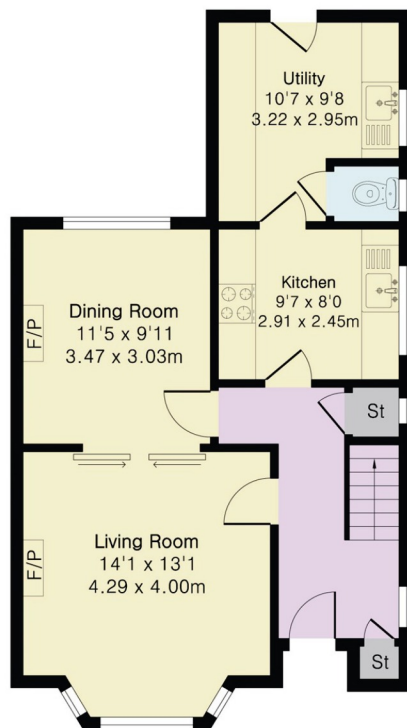
Directions: OX3 7RZ



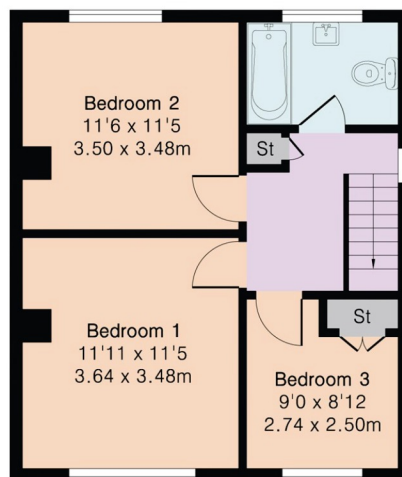
Approximate Gross Internal Area 1058 sq ft - 98 sq m

Ground Floor Area 585 sq ft – 54 sq m

First Floor Area 473 sq ft – 44 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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Offices throughout the UK



IMPORTANT INFORMATION

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