

west  
THE PROPERTY CONSULTANCY

TO LET

22 Lewell Avenue, New Marston, Oxford, OX3 0RL

£1,850



- A stylishly refurbished town house
- 2 Reception rooms
- 3 Bedrooms
- An attractive private garden of good size
- Shops for provisions close at hand
- Offering immediate availability from mid August 2024
- A contemporary kitchen with integrated appliances
- A well appointed family bathroom
- Wonderful walk to St Giles past University Parks
- 'Gastro' pub The Up In Arms close by



## 22 Lewell Avenue, Oxford, OX3 0RL, GB

Approximate Gross Internal Area = 114.7 sq m / 1235 sq ft

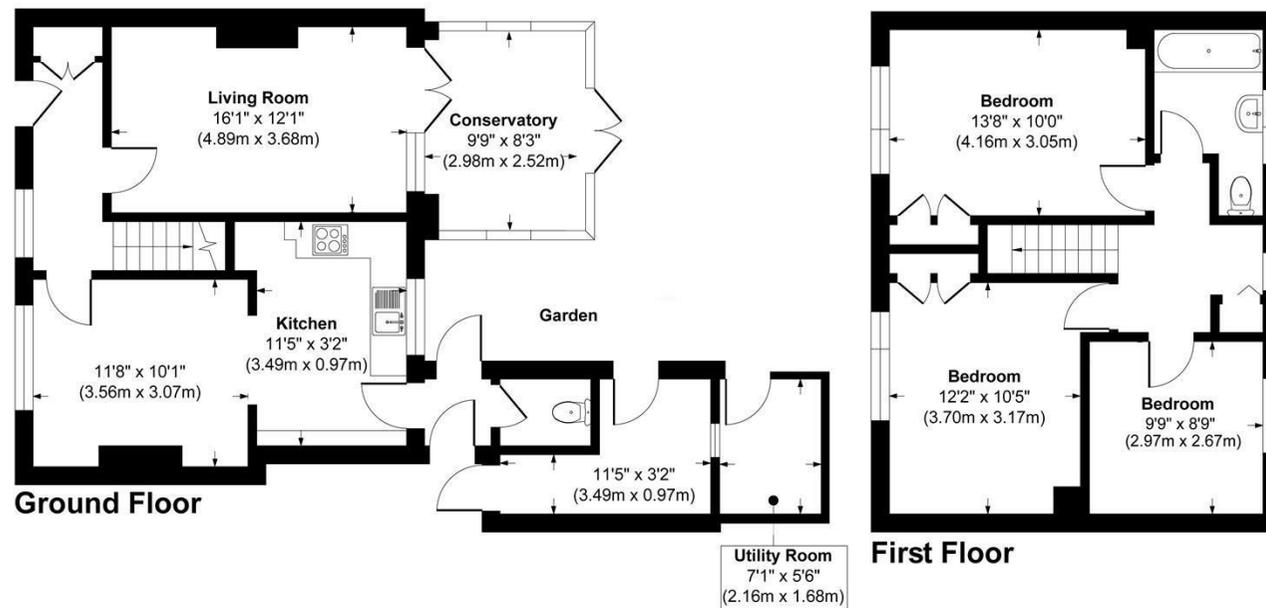


Illustration for identification purpose only, measurements approximate, and not to scale.

## THE PROPERTY

### NEW MARSTON

Oxford City Centre c. 2.3 miles  
Oxford Parkway Station c. 3.1 miles

Offering immediate occupation a stylishly refurbished 1950's built town house set in gardens of good scale. The property offers 2 Reception rooms, a contemporary design fitted kitchen, laundry, 3 Bedrooms and a nicely appointed bathroom. The immediate area offers the city's most beautiful parks and a wonderful walk in to the ancient heart of Oxford past University Parks. There are shops for provisions very close at hand. (TOTAL FLOOR AREA: c.1494 sq ft / 138 m<sup>2</sup>)

Council Tax Band C

### Directions

At the cross roads and traffic lights south of Summertown take the Marston Ferry Road to New Marston. Passing the Swan Academy school on your right take the next right hand turning in to Oxford Road and take the next road on to the slip road and turn right on to Mortimer Drive. Take the first left in to Lewell Avenue and No.22 will be found a short distance along on your left hand side.

What3words:///smooth.wonderfully.ships

216 Banbury Road, Oxfordshire, OX2 7BY

Tel: 01865 510000 Email: [oxford@west-tpc.co.uk](mailto:oxford@west-tpc.co.uk) <https://www.west-tpc.co.uk>