

# Lot 11

80 Sunderland Avenue,  
Oxford, OX2 8DU

**GUIDE PRICE: £450,000**



## OUTSTANDING FOUR BEDROOM DETACHED PROPERTY

This appealing four bedroom detached family home offers approximately 2000 sq ft of accommodation and was constructed to a high standard in 2006. The property is sold with the benefit of an Assured Shorthold Tenancy for a three year term commencing on 15/01/08 until 14/01/11. There is a two month notice break clause within the agreement and the rent is £2000 pcm (£24,000 pa). Sunderland Avenue is situated off the A40 within easy reach of Oxford City Centre. The property is built to a very high specification with gas-fired central heating, wooden floors, fitted kitchen with appliances, double-glazing and off-street parking.

### ACCOMMODATION

Entrance hall, living room 28'1 x 15'7, dining room 15'9 x 14'7, kitchen 14'4 x 9'5, utility 11' x 6', first floor landing, bedroom one 17'1 x 12' 4 plus ensuite, bedroom two 12'10 x 9'6 plus ensuite, bedroom three 12'6 x 11'1, bedroom four 15'4 x 9'4, bathroom, garden, off-street parking to front.

### TENURE

Freehold

### VENDORS SOLICITORS

Lisa Draper, Attwells Solicitors  
Beacon House, White House Road  
Ipswich Suffolk IP1 5PB

### VIEWING TIMES



Through Joint Agents, Chancellors  
225 Banbury Road, Summertown,  
Oxford OX2 7HN Tel: 01865 516161

**STARTING BID**

**NOTES**

**FINAL BID**