



Percy Street
Oxford

Carter Jonas

56 PERCY STREET OXFORD OX4 3AF

3 bedrooms
2 reception rooms
1 bathroom & separate cloakroom
Southerly-facing garden

DESCRIPTION

Currently used as an HMO although vacant at the present time, this end of terrace property has great potential, with light and spacious rooms and a good sized garden. The hall opens on to the sitting room at the front of the property, a dining room in the middle overlooking the rear garden and the kitchen which leads to the shower room and separate cloakroom which were upgraded about a year ago. Upstairs there are three good double bedrooms and potential to convert the loft space (subject to the usual planning permission).

Outside there is hard standing at the front of the property and a side gate with a path giving access to the rear garden. A patio area is directly at the back of the house with a path leading to a brick/block built garden storage building at the far end. The garden is otherwise mainly laid to lawn bordered with shrubs and trees.

LOCATION

Percy Street is located to the east of Oxford city with cycle routes and a regular bus service to the city centre from the Iffley Road. The property offers excellent access to the Oxford ring road, business parks and the M40/A40.

The bustling Cowley Road is within easy walking distance and offers a wide variety of shops, restaurants and other facilities. The local primary school St Mary & St John in nearby Bedford Street, has an excellent reputation, as does Cheney secondary school.

AN END OF TERRACE HOUSE, CURRENTLY USED AS A FOUR-BEDROOM HMO STUDENT LET, OFFERING A GREAT OPPORTUNITY TO RETURN TO A FAMILY HOME. VACANT PROPERTY SOLD WITH NO ONWARD CHAIN.



Further information

Tenure: Freehold with vacant possession on completion.
Services: All main services are connected.
Local Authority: Oxford City Council
Council Tax: Band D
EPC Rating: C

Mobile phone coverage and speeds can be checked here: 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. The maximum download rate is predicted to be 1000mbps with a 100mbps upload speed, subject to availability.

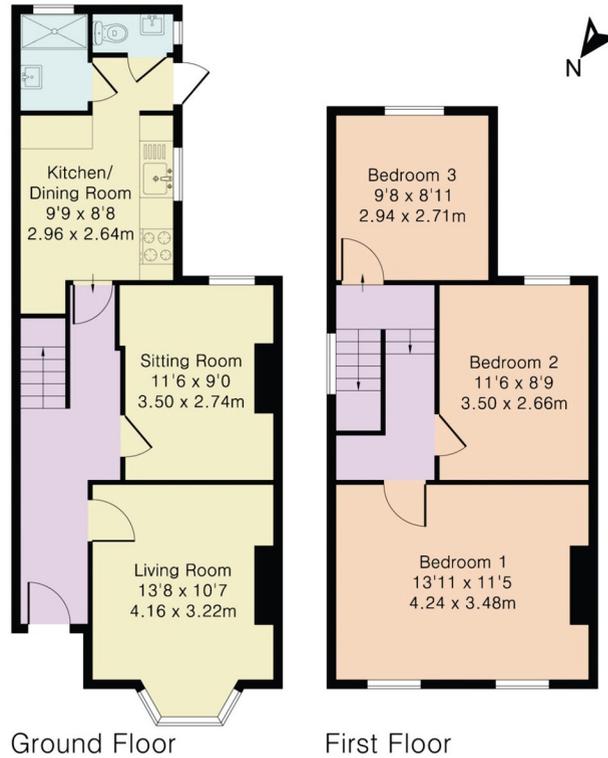
ADDITIONAL INFORMATION

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

Directions: OX4 3AF



Approximate Gross Internal Area 913 sq ft – 85 sq m
 Ground Floor Area 481 sq ft – 45 sq m
 First Floor Area 432 sq ft – 40 sq m



Ground Floor

First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



Carter Jonas



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.