



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.

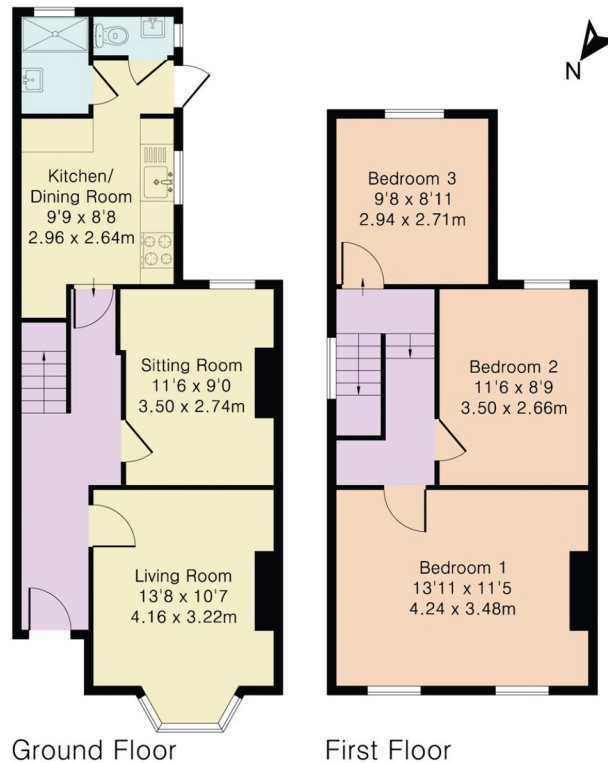
ADDITIONAL INFORMATION

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



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.



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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

IMPORTANT INFORMATION

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