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JCP

ESTATE AGENTS

OXFORD

# 32 Golden Road Oxford OX4 3AR

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A simply gorgeous Victorian residence renovated to exacting modern standards to provide a charming home in this fashionable neighbourhood.

Stylish, Tasteful & Characterful | Renovated to Exacting Modern Standards being Well Insulated | Two Double Bedrooms | Sitting Room & Stylish Kitchen/Dining Room with Bi-fold Doors to Garden | Contemporary White Bathroom Suite | Enchanting Landscaped Garden | No Onward Chain | Residents Parking Zone | Viewing Highly Recommended

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## TENURE & POSSESSION

The Property is Freehold

## DIRECTIONS

Proceeding on foot from the East Oxford Office of JCP Estate Agents, turn left onto Cowley Road and then right into Magdalen Road and take the third left hand turning into Hertford Street and at the far end of the road turn right into Barnet Street and immediately left into Golden Road where the property will be found on the left hand side.

## LOCAL AUTHORITY

Council Tax Band C  
Oxford City Council  
Telephone: 01865 249811



## DESCRIPTION & SITUATION

This charming Victorian residence has been the subject of extensive renovation to exacting standards to provide a warm and cosy charming home with sound proofing and improved levels of insulation with gas central heating and attractive double glazed windows. The front door opens into the sitting room with fireplace and stripped floor boards leading through to a striking open plan kitchen/dining room which is tastefully fitted with an attractive range of units with an integrated oven, microwave, cooker hob and instant boiled water tap. There are also bi-fold doors opening into the delightful enclosed garden. There is a contemporary bathroom suite and two double bedrooms. The loft is boarded for storage and is accessible with a drop down ladder. All in all not the average house and ready to move into. Golden Road is in a controlled parking zone with a residents permit scheme.

The property is well situated in a side street on the east side of the city in this fashionable and vibrant location with its eclectic range of shops, bars, cafes, restaurants and other facilities. The area enjoys good access to the city centre, Oxford University, Oxford Brookes University, various renowned hospitals, state and private schools, business parks and the ring road and motor way network.



Approximate Area = 57.5 sq m / 619 sq ft  
Including Limited Use Area (1.8 sq m / 19 sq ft)

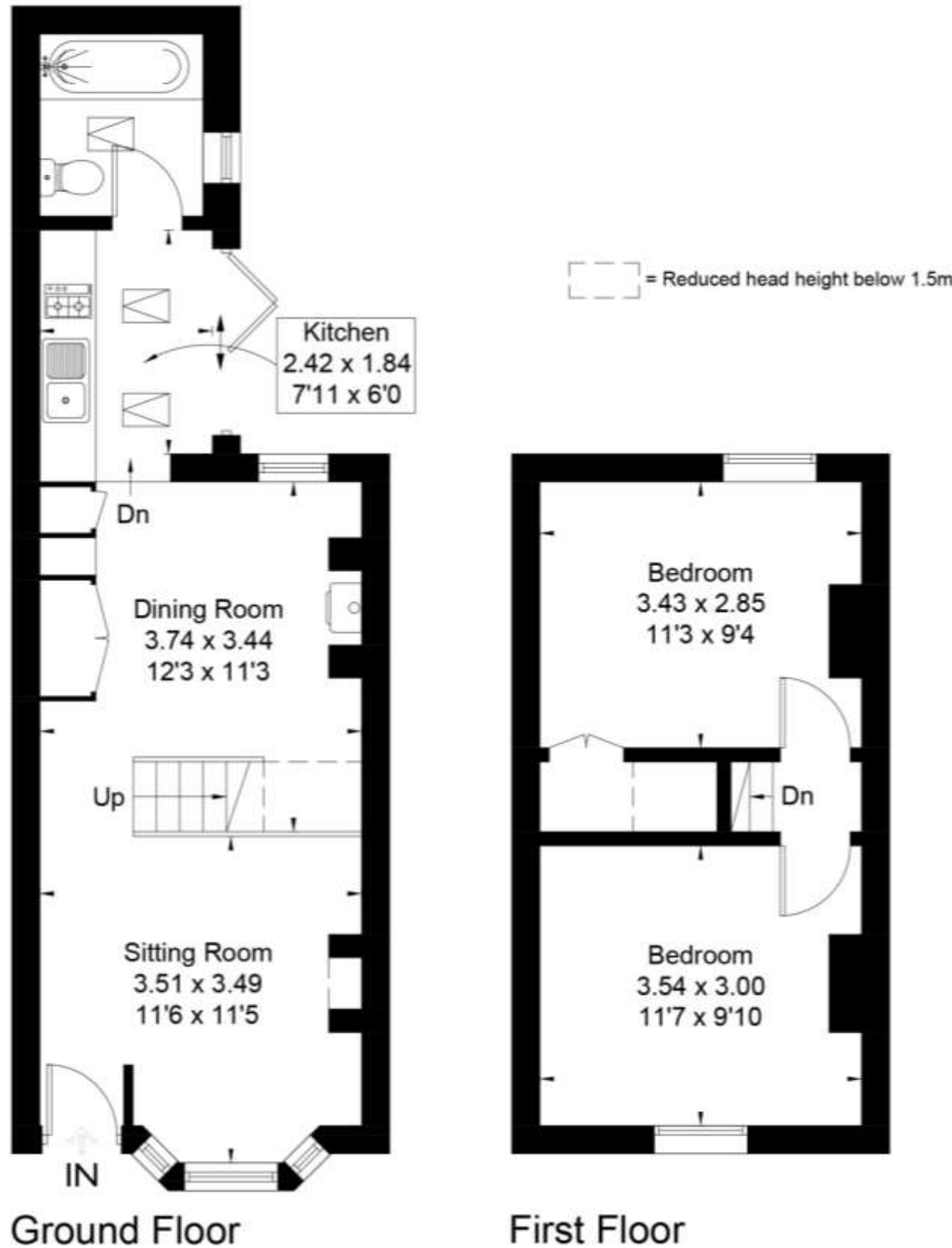


**JCP Estate Agents**

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	