



## East Oxford

A refurbished five bedroom double fronted Victorian property,  
with modern fully fitted kitchen with integrated appliances.  
HMO Licensed.

**Price £2,500 pcm**

## DESCRIPTION & SITUATION

A double fronted Victorian property which has been completely refurbished including new wiring, plumbing, fixtures/fittings and appliances. The property comprises; entrance hall, sitting room, open-plan dining room/kitchen with stainless steel range cooker, and wet room with shower and WC on the ground floor, two double bedrooms on the basement level, and two double bedrooms, single bedroom and family bathroom fitted with separate bath and shower units on the first floor. The property benefits from high quality decor and real wood floors, off street parking and an integrated seating area outside. The property is situated in a prime location allowing easy access into the City Centre and Oxford Brookes University. The property has an HMO License so is suitable for sharers.

The property comes part-furnished.

AVAILABLE AUGUST 2013

## DIRECTIONS

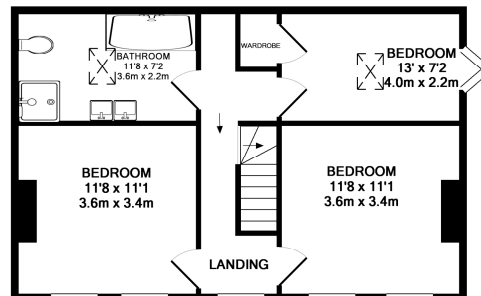
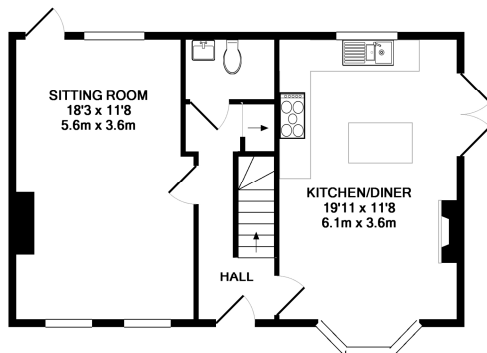
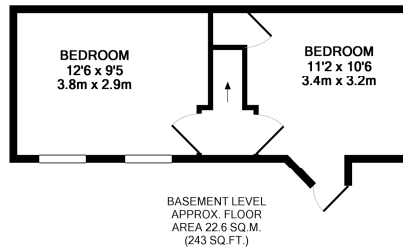
From `The Plain` roundabout in St Clements, proceed down Iffley road and take the seventh turning on the left into Henlet Street. The property can be found at the far end on the left hand side.

## TENURE & POSSESSION

The property is To Let

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	55
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	45
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR AREA 48.3 SQ.M. (520 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR AREA 47.2 SQ.M. (508 SQ.FT.)

TOTAL APPROX. FLOOR AREA 118.1 SQ.M. (1271 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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