



JCP

ESTATE AGENTS

OXFORD

Rectory Road, Oxford, OX4 1BU

An attractive versatile four storey Victorian home set in a well regarded central side road in this fashionable and vibrant neighbourhood convenient for the city.

Attractive Victorian Home in Fashionable Central Location | Spacious & Versatile Accommodation | Through Sitting/Dining Room | Kitchen, Utility Room & Cloakroom | Family Room with En suite Shower Room & Independent Access | Main Bedroom with En Suite Shower Room | Three Further Bedrooms & Bathroom | Enclosed Garden with Studio/Outbuilding | Side Road in Residents Parking Zone |

TENURE & POSSESSION

The Property is Freehold

LOCAL AUTHORITY

Council Tax Band D

Oxford City Council

Telephone: 01865 249811



DESCRIPTION & SITUATION

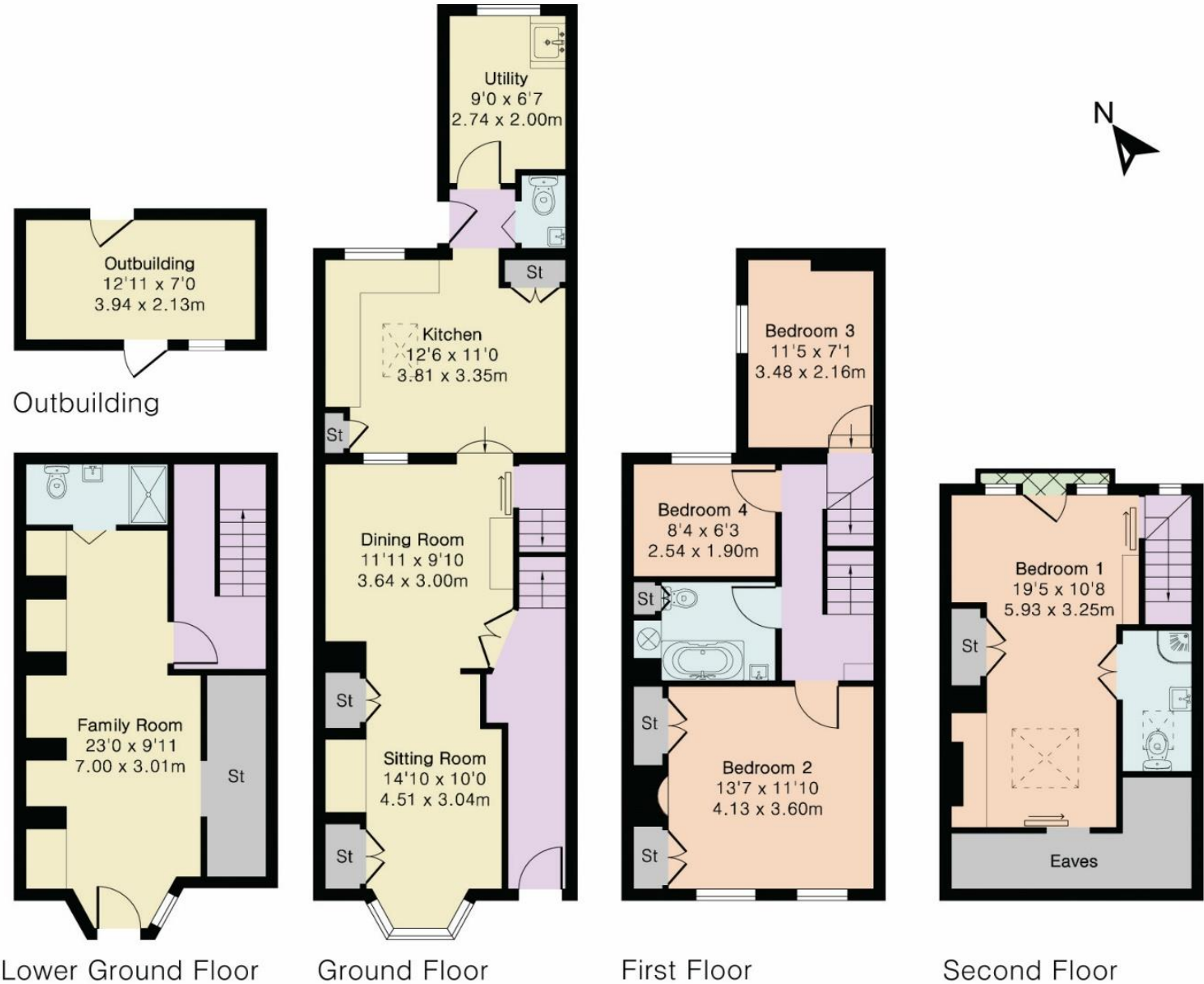
This attractive home affords versatile accommodation over four stories. On the ground floor is an entrance hall and through sitting and dining room leading to a kitchen at the rear with a utility room and cloakroom. On the lower ground floor there is a family room with independent access to the front and an en suite shower room. On the first floor there are three bedrooms and a family bathroom, and on the top floor there is a spacious fourth bedroom with an en suite shower room. Outside to the front is a garden and to the rear the garden has a useful studio outbuilding. The area is in a residents parking zone.

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



**Approximate Gross Internal Area 1618 sq ft - 150 sq m
(Excluding Outbuilding)**

Lower Ground Floor Area 343 sq ft – 32 sq m
Ground Floor Area 603 sq ft – 56 sq m
First Floor Area 422 sq ft – 39 sq m
Second Floor Area 250 sq ft – 23 sq m
Outbuilding Area 90 sq ft – 8 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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 Plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		