



{ CHARLES STREET OXFORD OX2
£1,950 PER MONTH AVAILABLE 31/07/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Charles Street Oxford OX4

£1,950 Per Month
Unfurnished

 **2 Bedrooms**
 **1 Bathroom**
 **2 Receptions**

Features

- 2 Bedrooms, - Bathroom with separate bath and shower, - 2 Receptions Rooms, - Private Garden, - Close to Science Park, BMW, Hospitals, - Good bus services to London, - Available end of July 2024

Council Tax

Council Tax Band D

Hamptons

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{ PRACTICAL LIVING IN 2 BEDROOM PERIOD HOUSE OFF OF IFFLEY ROAD

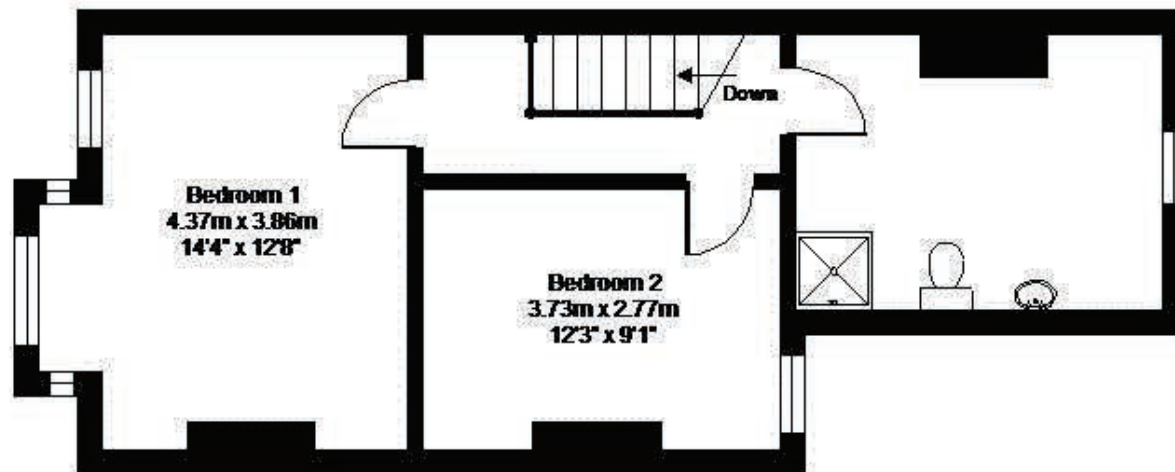
The Property

This character Oxford terraced house is available unfurnished. Perfect for a small family or two professional sharers. Located in between Iffley and Cowley Roads, it has frequent bus services to Oxford Town Centre, Headington, JR Hospital and to London. There is also on-street parking (resident permit parking by arrangement with the local council) which makes it an ideal location for those working in the Oxford Science Park, BMW, or the Hospitals. There is a living room with gas fire, separate dining room with door to the kitchen with appliances including a dishwasher. Upstairs there are two bedrooms and a family bathroom with a bath plus a separate shower cubicle. Garden with patio area and on street parking (by arrangement).

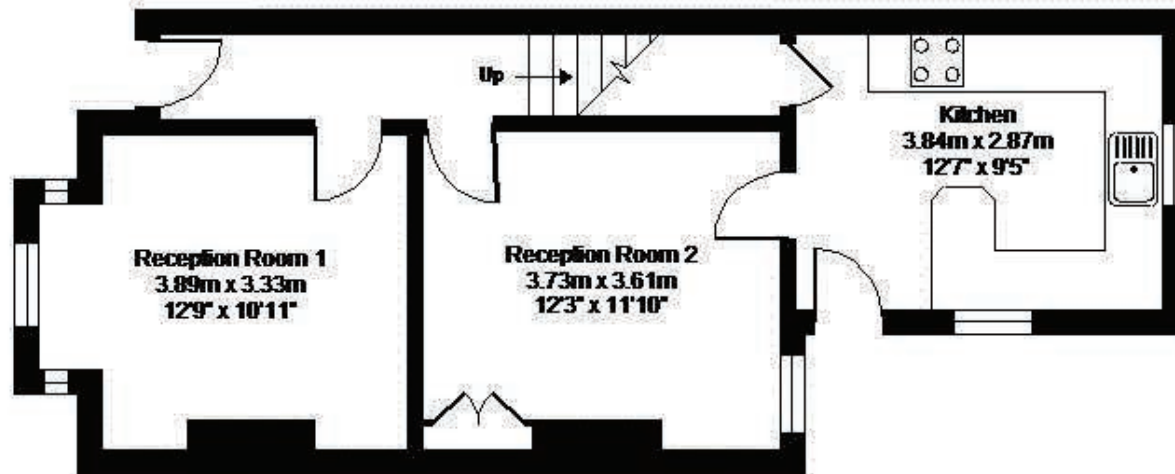
Outside

An established residential area with on street parking (by arrangement with local council) a private garden and patio area.





FIRST FLOOR



GROUND FLOOR

Charles Street, Oxford, Oxfordshire, OX4

APPROX. GROSS INTERNAL FLOOR AREA 935 SQ FT 87 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for information only and should not be relied on as a basis of valuation.

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For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Band A	92-100		98
Band B	81-91		
Band C	69-80		
Band D	55-68	68	
Band E	39-54		
Band F	21-38		
Band G	1-20		
<small>For more information on energy costs</small> <small>For more information on energy costs</small>			
England & Wales		EU Directive 2002/91/EC	

