



3IFFLEY ROAD OXFORD OX4
£1,500 PER MONTH AVAILABLE 17/10/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Iffley Road Oxford OX4

£1,500 Per Month
Furnished

-  **1 Bedroom**
-  **1 Bathroom**
-  **1 Reception**

Features

- One Bedroom, - One Bathroom, - Top floor, - Communal Garden, - Off Street Parking, - Available October 2024

Council Tax

Council Tax Band C

Hamptons

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{ A ONE BEDROOM, TOP FLOOR FLAT WITHIN A VICTORIAN HOUSE

The Property

A one bedroom flat with wooden floors, located on the top floor of this converted Victorian house. With communal garden, off street parking and easy access to the city centre.

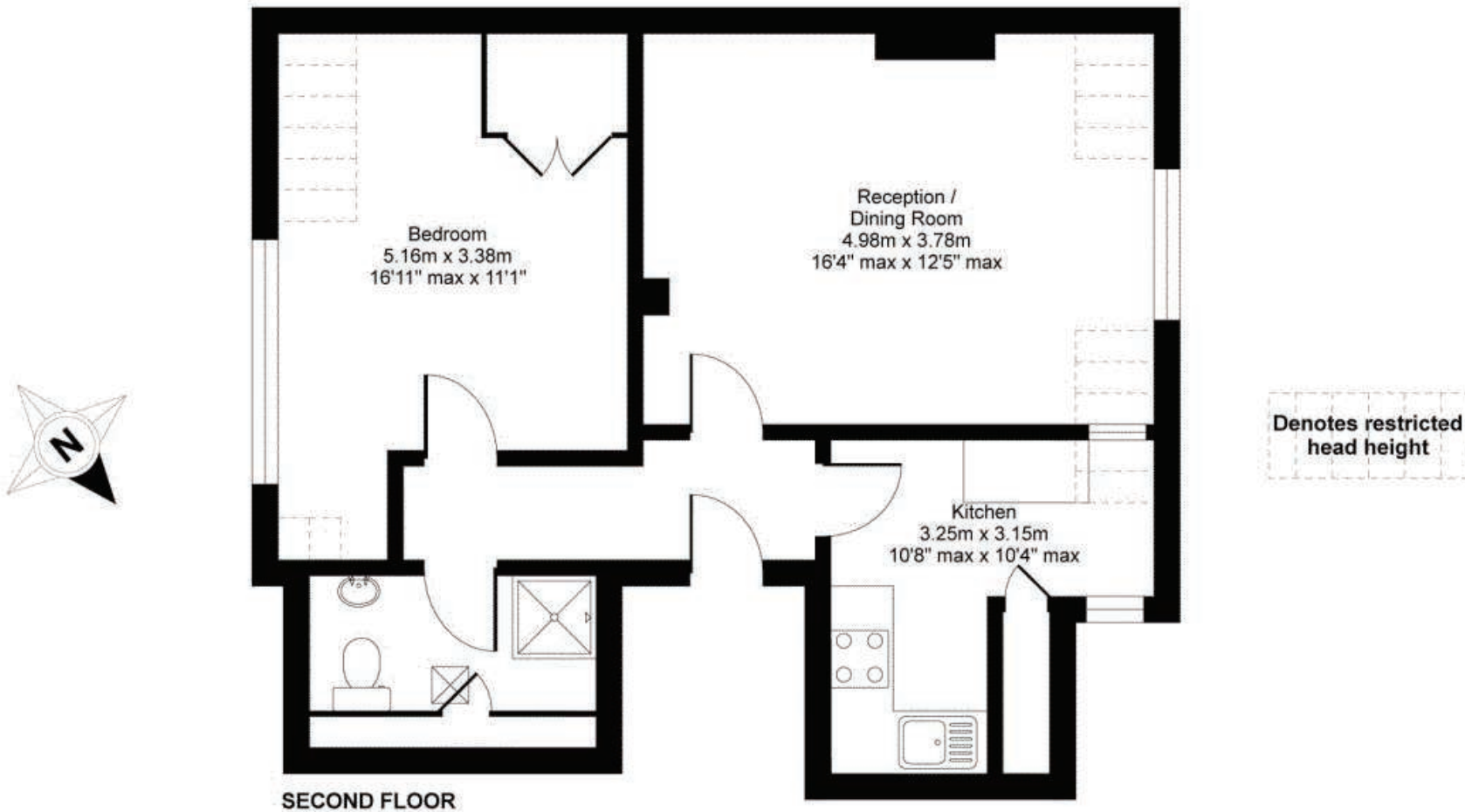
Outside

Attractive red brick Victorian house set back off the road with brick paved drive way.

Location

Iffley Road is ideally situated for access into the city, there are many bus routes and the property is perfectly located for those to enjoy a walk by the River Thames and River Cherwell in Ashton's Eyot- a nature reserve close by. The Chester Arms is a popular local public house, which is a short walk away.





Iffley Road, Oxford, OX4

APPROX. GROSS INTERNAL FLOOR AREA 536 SQ FT 49.8 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

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 initial guidance 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
92-100	A		
81-91	B		
69-80	C		
55-68	D	64	68
49-54	E		
45-48	F		
35-44	G		
<small>For energy efficient lighting (see EPC)</small> <small>England & Wales</small>		<small>EU Directive 2002/91/EC</small>	

