



THOMAS  
MERRIFIELD  
SALES LETTINGS

10 Jericho Street  
Jericho, Oxford, OX2 6BU



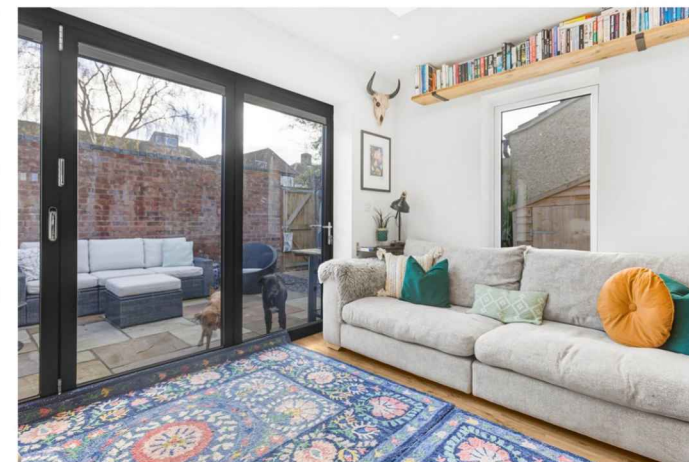
## 10 Jericho Street Jericho, Oxford, OX2 6BU

A beautifully presented extended two bedroom Jericho house, renovated to the highest standards with new contemporary fittings and finishes throughout.

- Bright open-plan ground floor living accommodation
- Sleek fitted kitchen with integrated appliances
- Dining area with bay windows
- Sitting area with bi-fold doors opening to the garden
- Cloakroom/utility
- Two double bedrooms with stylish en-suites
- South-facing paved courtyard garden with gated access
- Underfloor heating to the ground floor
- New double glazing and gas-fired central heating
- EPC Rating: D. Council Tax Band: D

Number 10 Jericho Street has been extended and refurbished to create a bright and stylish house with an open-plan living space. The ground floor has a matt-finish fitted kitchen with fridge-freezer, dishwasher, electric oven, induction hob and extraction, black sink and chef's tap. There is space for separate dining and sitting areas with the rear section having bi-fold doors and triple-glazed rooflights. There is gas-fired underfloor heating with oak-style Kamdean flooring. The cloakroom has a utility space and houses the combination boiler. The two double bedrooms are both en-suite with full ceramic tiling and feature lighting. According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is likely outdoors and indoors.

**Guide Price £699,950 Freehold**

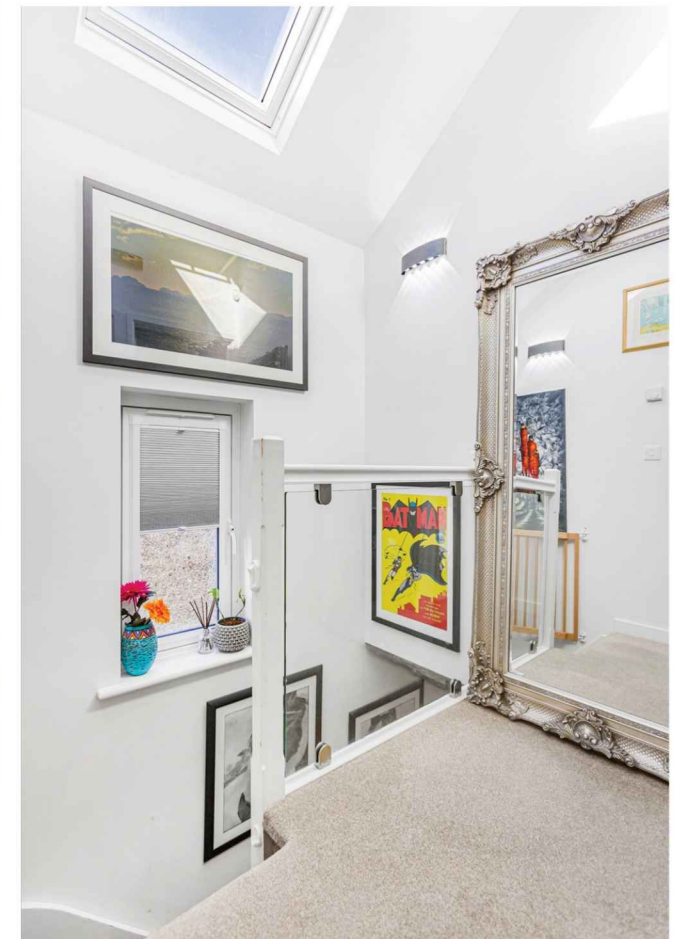
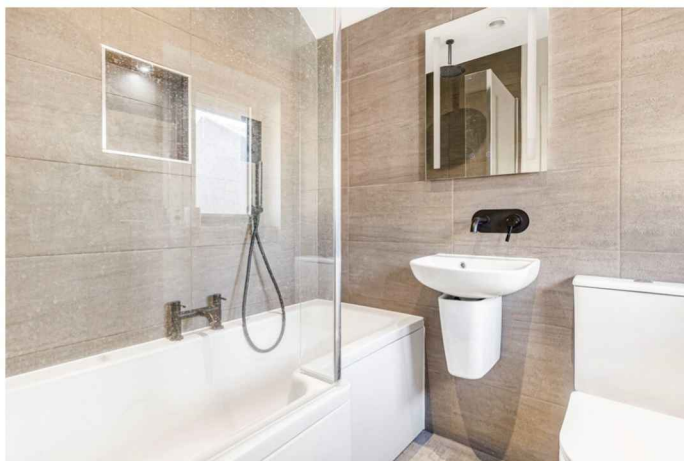






According to Gov.uk, there is a Low risk of flooding from rivers and a High risk of surface water flooding, although we understand the property has never been flooded.

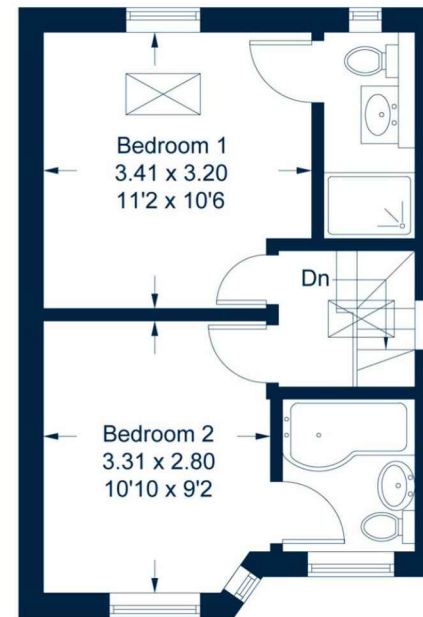
The south-facing garden has a paved terrace, outdoor lighting, planted borders and a raised flowerbed, along with a large side return with gated access. There is a gravelled front garden with storage space for bins. Walton Street offers an eclectic mix of pubs, bars, restaurants, cafes, independent shops, Co-op and Sainsbury's store and the Phoenix Cinema. Oxford Rail Station is within a mile of the property and the city centre and Little Clarendon Street are within half a mile.



Approximate Gross Internal Area  
 Ground Floor = 43.3 sq m / 466 sq ft  
 First Floor = 29.5 sq m / 318 sq ft  
 Total = 72.8 sq m / 784 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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