



THOMAS
MERRIFIELD
SALES LETTINGS

14 & 16 Stephen Road,
Headington, Oxford, OX3 9AY

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A pair of adjoining semi-detached houses consisting of thirteen double bedrooms, three with kitchenettes and a duplex apartment across the two properties, located in a no-through road within central Headington.

- Investment opportunity
- Excellent local facilities
- Off street parking
- Central location
- Excellent access to Oxford City
- Council Tax Band: No 14, E, No 16 - E, Flat 16 - A
- EPC Rating No 14 - D
- EPC Rating No 16 - C

Offered for sale as a going concern with HMO licenses for 6 persons and 10 persons respectively. The properties are let out on a room by room basis on Assured Shorthold Tenancies with the landlord currently paying the utility bills, council tax (except for top floor flat in property two) and wifi.

Property one has five double bedrooms, kitchen/dining room, two shower rooms and two cloakrooms arranged over three floors.

Property two has five double bedrooms, three further double bedrooms with kitchenettes and a duplex one bedroom apartment, kitchen/dining room, two cloakrooms and two shower rooms arranged over three floors.

Guide Price £1,550,000

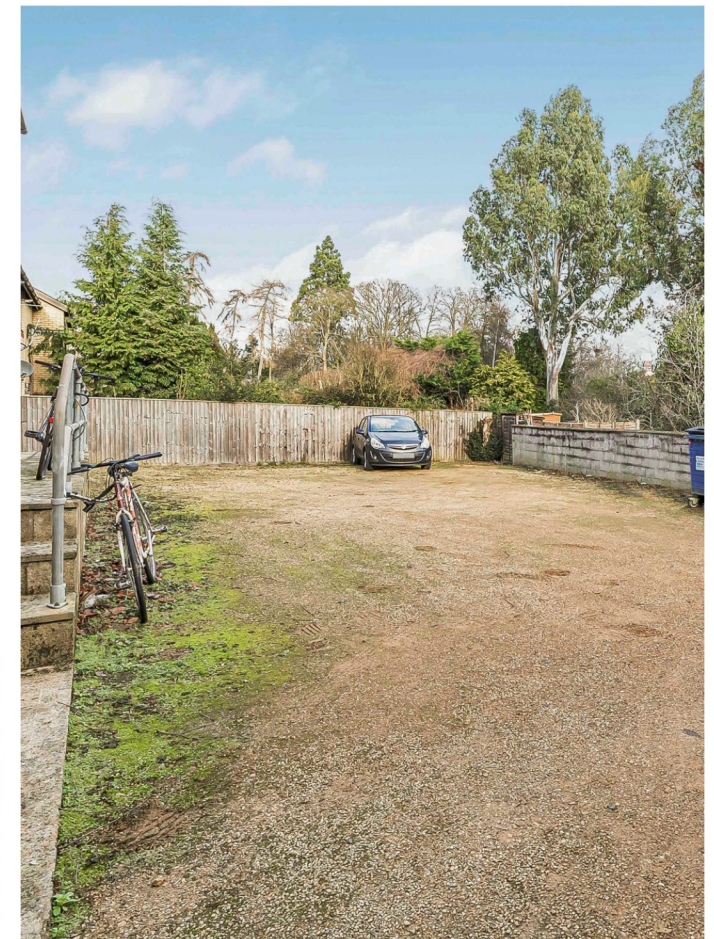


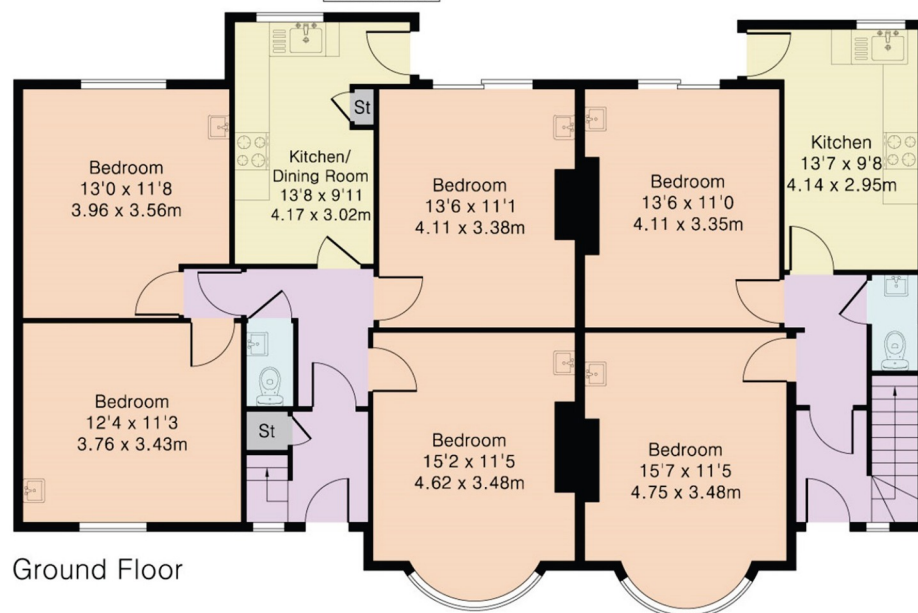
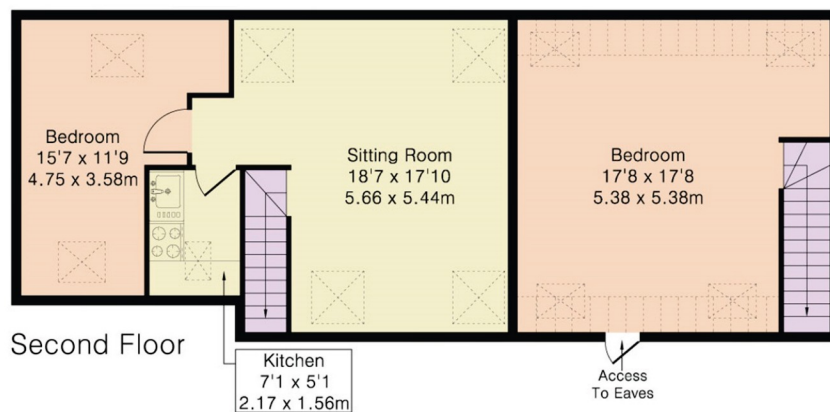


In addition to the two houses further income is achieved by letting the parking spaces at the rear of the properties. The current income from the properties and parking is £138,852 pa.

Situated in Stephen Road the properties are exceptionally conveniently located for the Headington hospitals, Brookes University and the London/airport bus stops.

According to Ofcom, Super & Ultrafast broadband is available and mobile voice and data coverage is likely indoors and outdoors.





Approximate Gross Internal Area 3484 sq ft - 324 sq m

Ground Floor Area 1384 sq ft – 129 sq m

First Floor Area 1320 sq ft – 123 sq m

Second Floor Area 780 sq ft – 72 sq m

