



THOMAS  
MERRIFIELD  
SALES LETTINGS

23 Tyndale Road,  
Oxford, OX4 1JL



## 23 Tyndale Road, Oxford, OX4 1JL

A period terraced house in an excellent location, now vacant and previously let out as a House in Multiple Occupation.

- Valid HMO license for three occupants
- Two reception rooms
- Kitchen
- Family bathroom with separate shower cubicle
- Two double bedrooms
- Parking permit available
- Outdoor W/C
- Garden with gated rear access
- Council Tax Band: D
- EPC Rating: C

To the ground floor, the front reception room has been used as a third bedroom, rear reception room with built in storage and stairway to the cellar, galley kitchen with access to the garden with gated rear access and outdoor W/C. To the first floor are two double bedrooms and a family bathroom with separate shower cubicle.

According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is good outdoors and outdoors with most networks.

**Guide Price £500,000 Freehold**

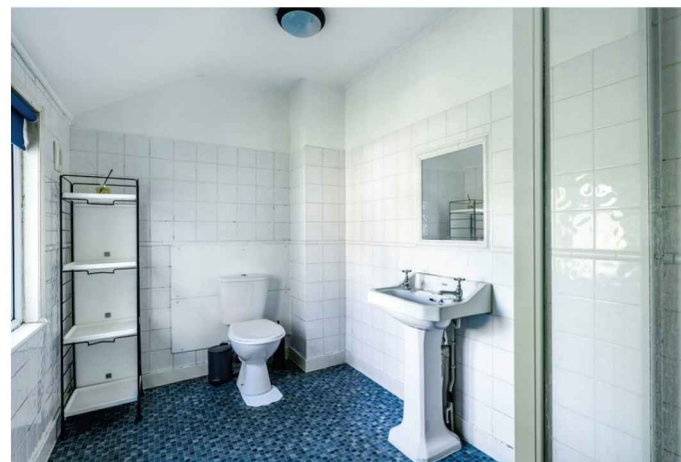






Within easy walking distance are many restaurants, cafes, bars, independent shops, as well as being close to South Park and Magdalen Bridge. The Oxford Brookes University, The John Radcliffe and other hospitals are approximately a mile away in nearby Headington.

Oxford city centre is just half a mile away offering high street shopping, niche boutiques, cinemas, theatres and world-renowned museums and art galleries. Oxford railway and bus stations are easily accessible with routes into London Paddington and Victoria Station.

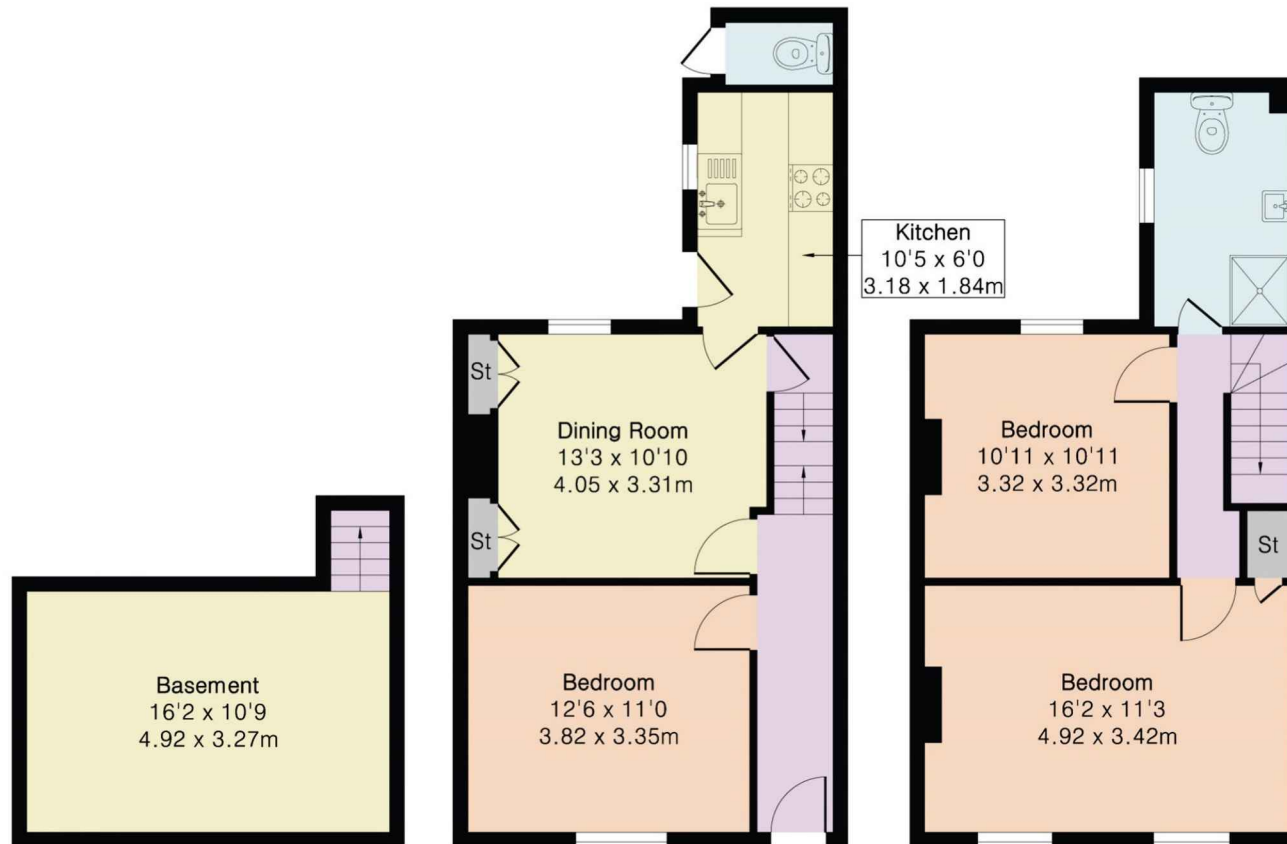


**Approximate Gross Internal Area 1048 sq ft - 97 sq m**

Basement Area 183 sq ft – 17 sq m

Ground Floor Area 440 sq ft – 41 sq m

First Floor Area 425 sq ft – 39 sq m



Basement

Ground Floor

First Floor