



26 Venneit Close, Roger Dudman Way, Oxford, OX1 1HZ

Property Overview:

Location: Venneit Close, OX1

Property Features:

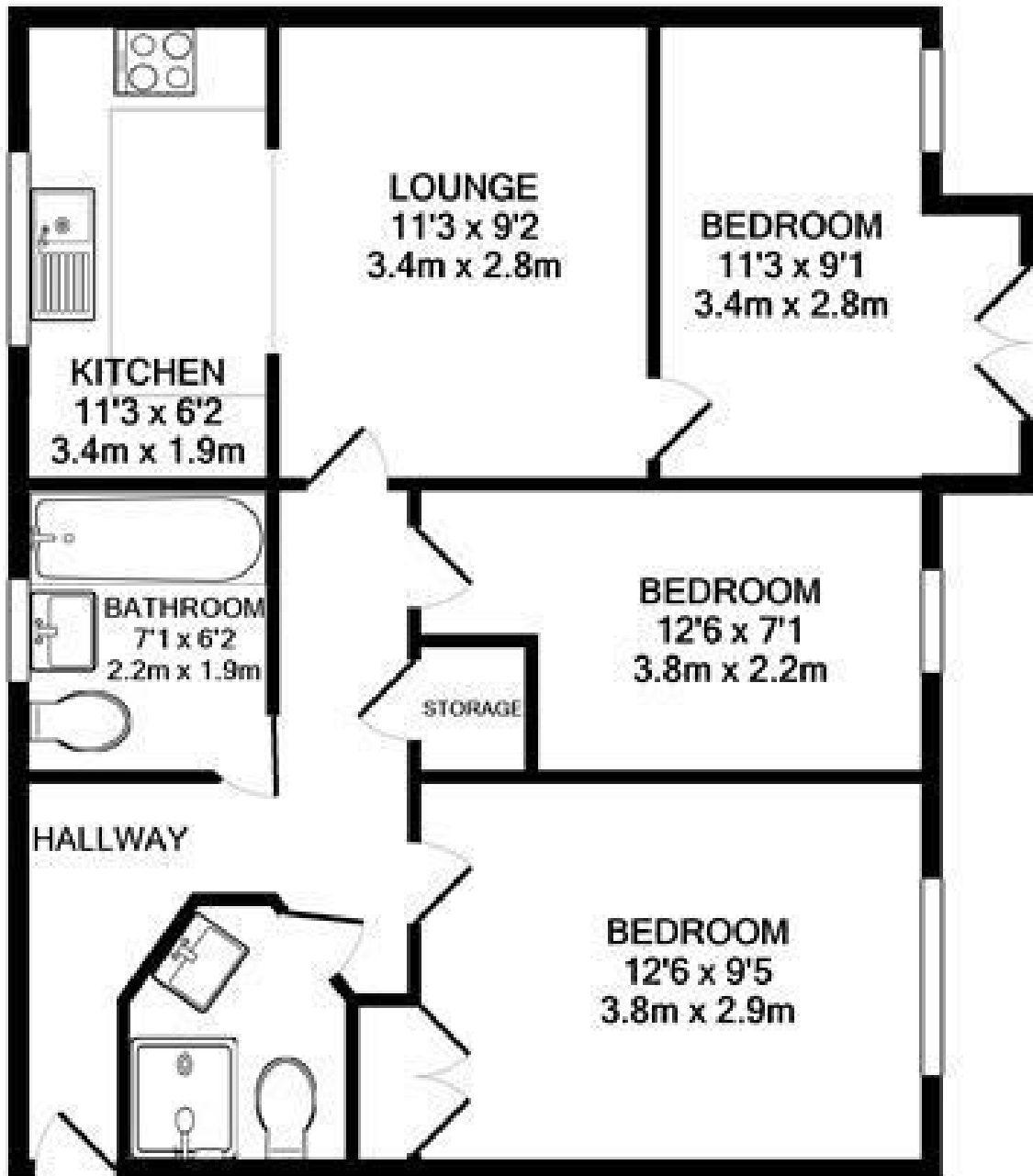
1. Bedrooms: 3 spacious rooms that promise comfort.
2. Bathrooms: 2 well-maintained bathrooms (1 en suite), providing convenience for guests.
3. Living Area: A welcoming living space, designed for relaxation and entertainment.
4. Kitchen: Fully-equipped with modern amenities to cater to your culinary needs.
5. Garden: Expansive communal garden that invites tranquillity and offers ample space for outdoor activities and relaxation.
6. Bike Storage: Secure and convenient storage solution for your bicycles.
7. Furnished: Bedrooms include, beds, mattress, storage, desk and chair.

Nearby Amenities:

1. Train Station: Enjoy easy and quick access to the train station, making commuting and travelling a breeze.

- Oxford City Centre
- 3 Bedrooms
- 1 Reception
- 2 Bathrooms
- Flat
- FITTED KITCH
- SHOWER
- GCH
- DOUBLE GLAZING
- ENTRYPHONE

£2,250 PCM



TOTAL APPROX. FLOOR AREA 627 SQ.FT. (58.2 SQ.M.)
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 67 | 82 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | 62 | 80 |
| England & Wales | | EU Directive 2002/91/EC | |