



## 39 Prestwich Place, Oxford, OX2 0ED

Popular 2 bed townhouse near City Centre and Ring Road.  
Modern kitchen & lounge with patio door to garden.  
Enclosed garden with canal views.  
Double bedroom, twin bedroom & family bathroom.  
Parking for 2 cars. Council tax band D.  
Key Features:

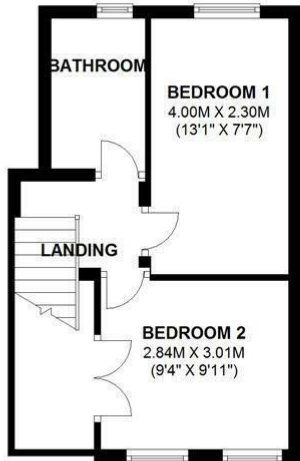
Prime location for commuting and city access.  
Stylish modern kitchen for culinary enthusiasts.  
Lounge with patio door for indoor-outdoor living.  
Enclosed garden offers scenic relaxation space.  
Comfortable bedrooms suitable for families or sharers.  
Family bathroom for convenience.  
Ample parking space for 2 cars.  
Council tax band D ensures reasonable rates.  
Summary:

- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Parking
- Botley
- Furnished Property
- House
- Small Garden

**£1,850 PCM**

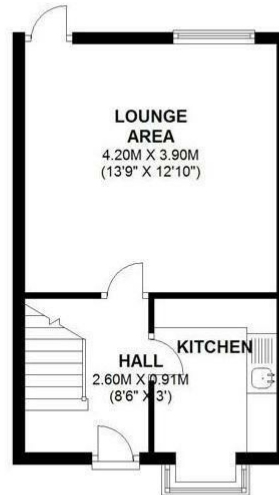
### FIRST FLOOR

APPROX. 18.0 SQ. METRES (193.9 SQ. FEET)



### GROUND FLOOR

APPROX. 25.2 SQ. METRES (271.7 SQ. FEET)



TOTAL AREA: APPROX. 43.3 SQ. METRES (465.6 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		68	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	