



## 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:

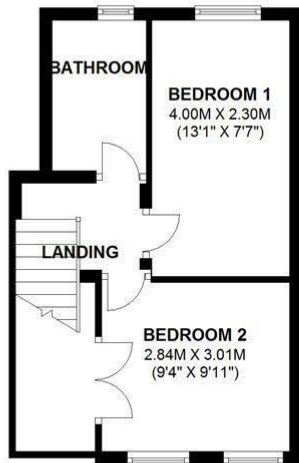
Prime location for commuting and city access.  
Stylish modern kitchen for culinary enthusiasts.  
Lounge with patio door for indoor-outdoor living.  
Enclosed garden offers scenic relaxation space.  
Comfortable bedrooms suitable for families or sharers.  
Family bathroom for convenience.  
Ample parking 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**

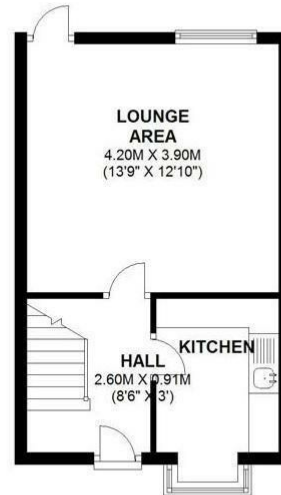
### FIRST FLOOR

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>                          |           | <b>87</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>69</b> |           |
| (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 |           |           |
| England & Wales 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>                                              |           | <b>87</b> |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                | <b>68</b> |           |
| (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 |           |           |
| England & Wales EU Directive 2002/91/EC                         |           |           |