



## Room 3 FFR 56 Magdalen Road, OXFORD, Oxfordshire, OX4 1RB

ROOM for SINGLE OCCUPANCY in SHARED HOUSE

Location: Magdalen Road, Oxford

Room: Comfortable double room in a shared house

Tenancy: Ideal for a single tenant

Kitchen: Well-appointed fitted kitchen with essential appliances

Living Space: Communal living room for relaxation and socialising

Bathroom: One shared bathroom

Parking: Driveway with off-street parking

- Room in House share
- 1 Bathroom
- Living room and Kitchen
- Furnished Property
- Gas C/H
- Garden

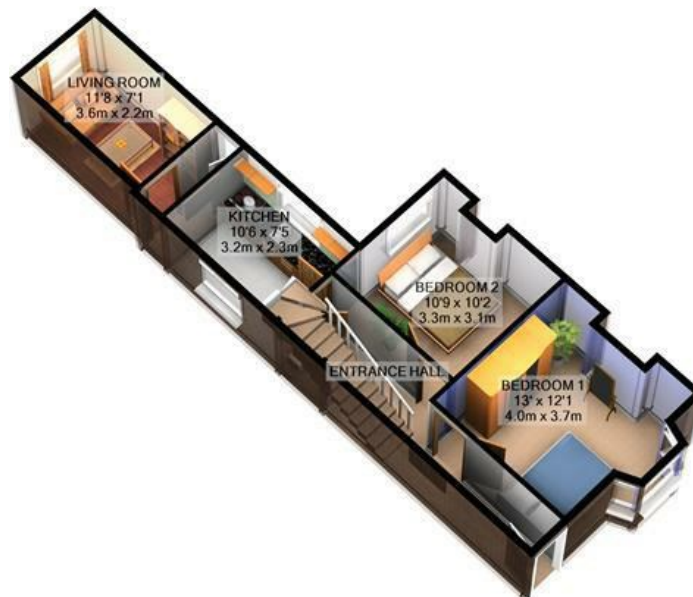
**£600 PCM**



2ND FLOOR



1ST FLOOR



GROUND FLOOR

Made with Metropix ©2009

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</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	
<b>52</b>	<b>82</b>
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</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	
<b>52</b>	<b>82</b>
England & Wales	
EU Directive 2002/91/EC	