



## Room 2 14 Girdlestone Road, Headington, Oxford, Oxfordshire, OX3 7LZ

Property Particulars: ONE ROOM IN HOUSE SHARE to Let in Headington \*\*RENT INCLUDES COUNCIL TAX, BUT EXCLUDES UTILITIES\*\*

Location: Headington, quieter area

Property Type: Room in a 4-bedroom house

Availability: One individual room to let on the ground floor

Living Area: Large and bright shared living area

Kitchen/Dining Area: Opens up to a good-sized rear garden

Bedrooms: 4 fully furnished bedrooms (1 on the ground floor, 3 on the first floor)

Bathroom: Split design to allow multiple use of facilities

Parking: Driveway parking available

Transport Links: Close to bus routes to the City Centre

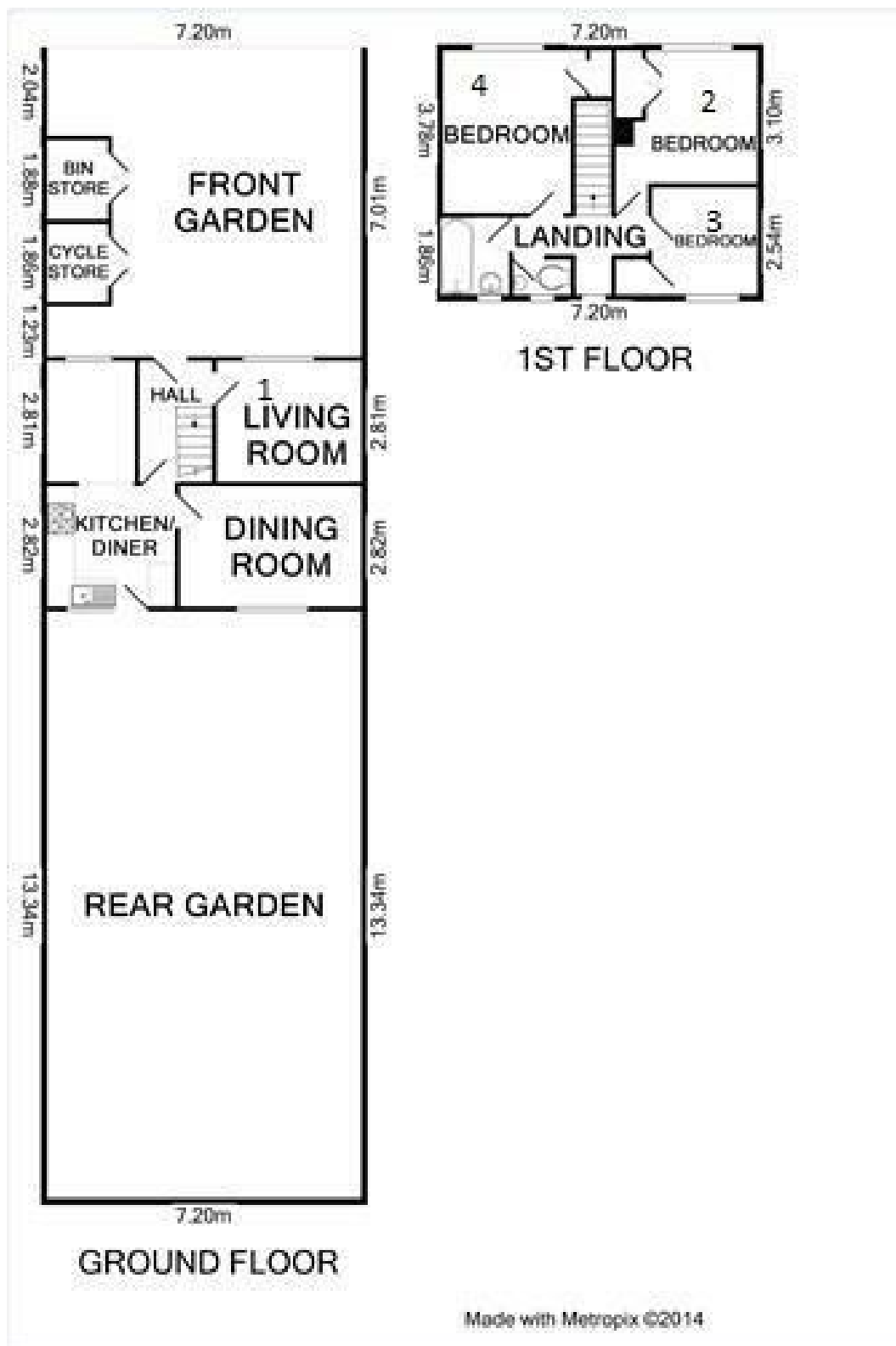
Proximity: Short walk to Churchill Hospital and Oxford Brookes University

Summary:

This individual room to let is on the FIRST FLOOR of a 4-bedroom property located in a quieter area of Headington. The property offers a large and bright shared living area, a kitchen/dining area that opens up to a

- Headington
- ROOM IN HOUSE SHARE
- 1 Reception
- 1 Bathroom
- 2 Parking Spaces

**£730 PCM**



Energy Efficiency Rating	
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>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
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>England &amp; Wales</b>	EU Directive 2002/91/EC