



Warwick Street, Iffley Fields, OX4

Guide Price £750,000

FORTNUMS
ESTATES

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Description

This Victorian, three bedroom family home has been renovated by the current owners to a high standard throughout and offers an open plan layout on the ground floor with period features and exposed floorboard. The current accommodation comprises; entrance hall, sitting/dining room, kitchen and conservatory on the ground floor. Three bedrooms and family bathroom on the first floor. There is a front garden, ideal for bicycles and privacy and a private garden to the rear. The property offers potential for further extensions subject to planning consent from Oxford City Council.

Situation

Iffley Fields is situated to the east of Oxford city centre and a predominantly residential area off of Iffley Road. Cowley Road is within a short walk offers a wide range of diverse shops, independent restaurants and cafes. This area also offers excellent access to the University, Brookes and Oxford hospitals. This Victorian property is positioned within easy reach of the tow path, some beautiful riverside walks and tucked just around the corner from the highly regarded Chester Arms. Oxford itself presents a comprehensive range of shops and amenities accessible on a bicycle or foot via the Iffley Road. Oxford mainline station is c.20 minutes away by car and offers a regular services to London, Paddington with an estimated journey time of 55 minutes. The Oxford Tube bus offers a frequent service which is also a walk away in St. Clements Street with an estimated journey time of 90 minutes to central London. The area provides an excellent selection of both independent and state schools.





Viewing Arrangements

Viewings will be accompanied by a member of staff from Fortnums Estates.

Services

All mains services are connected.

Tenure & Possession

The property is freehold and offered for sale with no onward chain.

Council Tax

Council tax band D amounting to £2,439.18 for the year 2024/25.

Fixtures & Fittings

Certain items may be available by separate negotiation with Fortnums Estates.



Local Authority

Oxford City Council

109 St. Aldate's

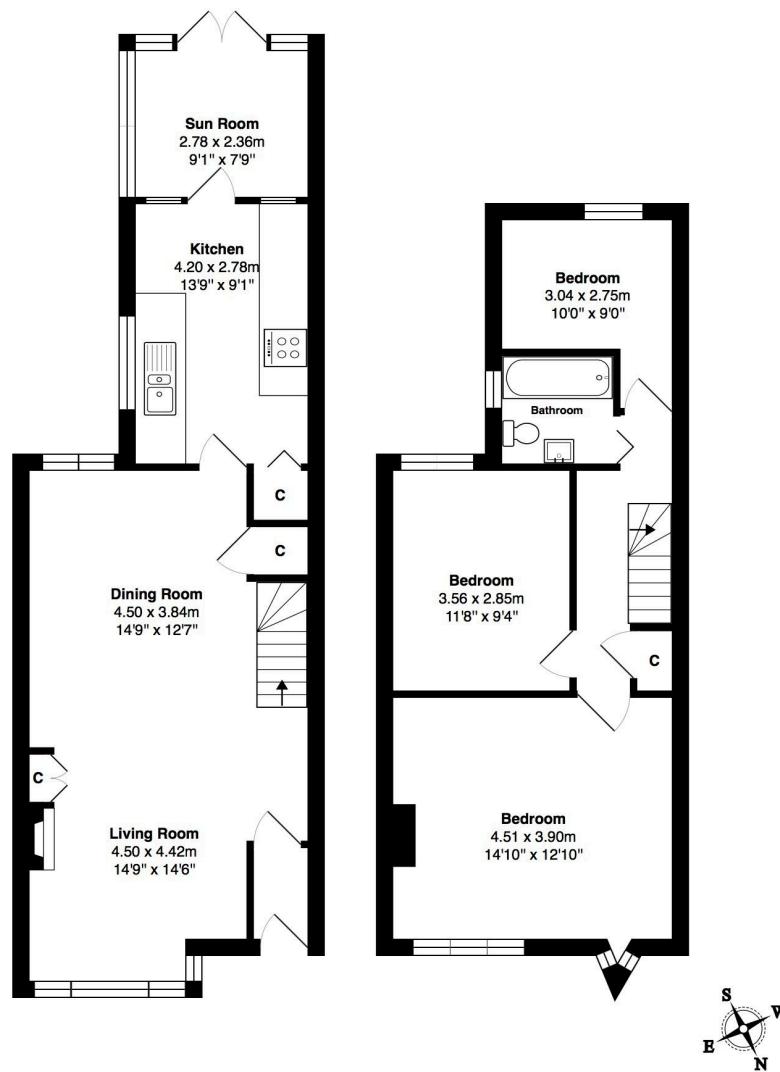
Oxford, OX1 1DS

Tel: 01865 249811

Advisory notes

Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order. A buyer must confirm the information is correct and be verified by their own solicitors and not rely on the information within these particulars. The measurements supplied for the floorplan are for general guidance. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.





Gross Internal Area: 100.1 m² ... 1078 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such.

Drawn by E8 Property Services. www.e8ps.co.uk



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Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied for the floorplan are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.