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NELSON STREET



JCP

ESTATE AGENTS
OXFORD

**32 Nelson Street
Oxford
OX2 6BD**

Guide Price £599,000

A superbly presented two bedroom terraced property in the heart of Jericho, backing onto the grounds of Worcester College. The property has recently been re-roofed and has planning permission granted for a rear extension.

Vestibule | Sitting/Dining Room | Garden Lobby
| Kitchen | Shower Room | Two Double
Bedrooms | Rear Garden backing onto the grounds
of Worcester College | Permit Parking | Planning
Permission Granted for Rear Extension

TENURE & POSSESSION

The Property is Freehold

DIRECTIONS

From the Central North Oxford Office of JCP Estate Agents proceed straight over Walton Street onto Cranham Street, at the end of the road turn left onto Canal Street, follow the road and continue straight onto Welling Street then turn left onto Nelson Street, the property will be found shortly on the right hand side.

LOCAL AUTHORITY

Council Tax Band D
Oxford City Council
Telephone: 01865 249811

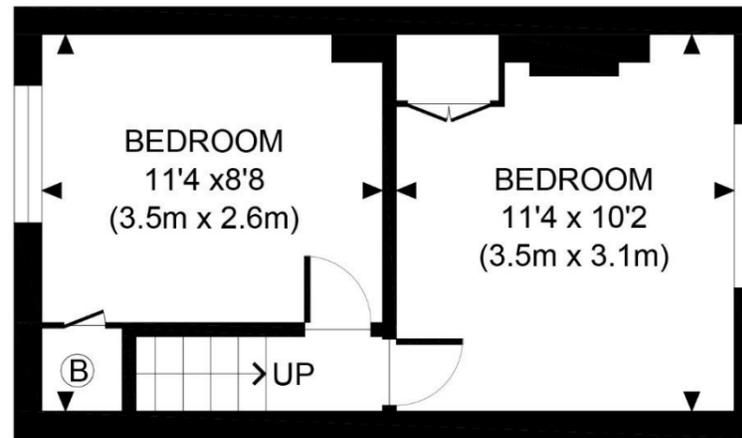


DESCRIPTION & SITUATION

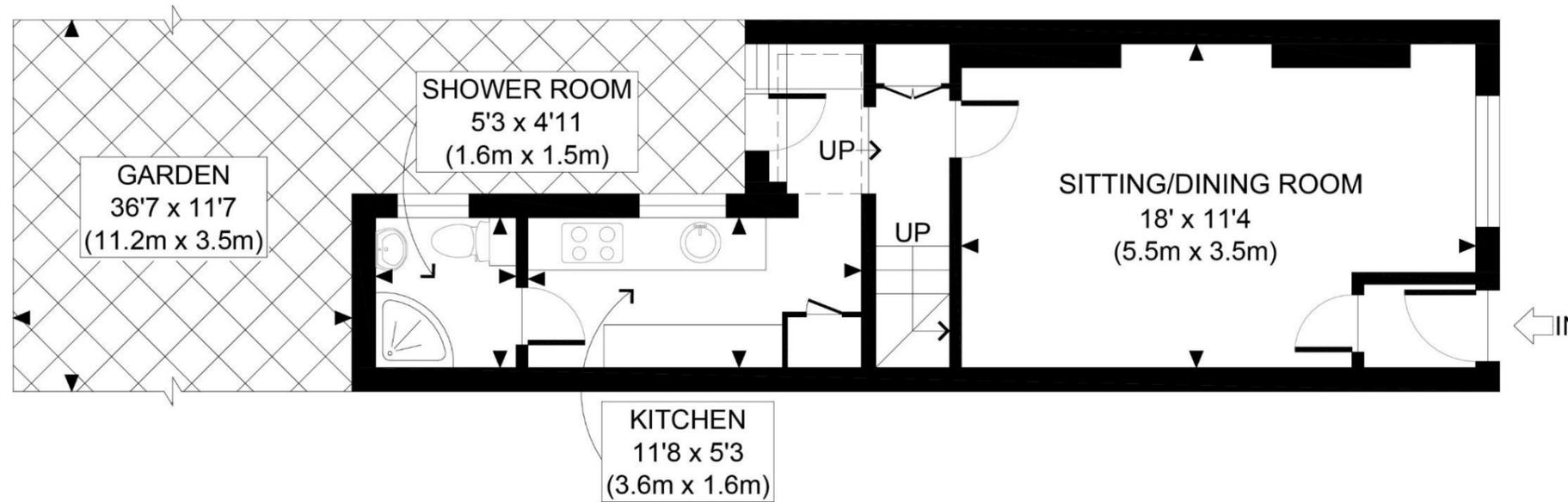
A stylish and beautifully presented two bedroom extended cottage with accommodation arranged over two floors comprising; vestibule, sitting/dining room, garden lobby, galley kitchen and shower room on the ground floor, with two double bedrooms on the first floor. To the exterior, the borrowed landscape of the mature and historic grounds of Worcester College provides a serene backdrop to the private south facing rear garden which is mainly paved for ease of maintenance. The property has recently been re-roofed and has had planning permission granted for an imaginative part single, part double storey extension at the rear which would create a full width kitchen/dining room and two ensembles. Full plans can be viewed on Oxford City Council's website (Reference: 21/03287/FUL). Jericho is a controlled parking zone with a residents permit scheme.

Situated in the heart of Jericho within walking distance of Port Meadow and the Oxford Canal and offers easy access to the day to day shopping facilities of Walton Street including shops, restaurants, bars and a cinema and also to the more comprehensive facilities of Oxford City Centre. There are rail services to London Paddington in approximately one hour from Oxford mainline station and from the coach station at Gloucester Green there are frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports.





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 236 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 353 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 589 SQ FT / 55 SQM

Ref: Copyright **photoplan**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation



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