



JCP

ESTATE AGENTS  
OXFORD



## Canal Street, Jericho, Oxford, OX2 6BH

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Fabulous and spacious Victorian home with contemporary style well situated on the edge of Jericho.

Fabulous & Fun Victorian Home | Entrance Lobby | Through Sitting/Dining Room | Fitted Kitchen & Useful Rear Lobby Area | Two Double Bedrooms | Stylish Bathroom | Roof Terrace | Courtyard Garden with Storage & Rear Access | No Onward Chain | Residents Parking Zone

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### TENURE & POSSESSION

The Property is Freehold

### LOCAL AUTHORITY

Council Tax Band D

Oxford City Council

Telephone: 01865 249811





## DESCRIPTION & SITUATION

Although ordinary on the outside this Victorian house has a contemporary vibe with a stylish through sitting/dining room with hardwood flooring and a smart fitted kitchen and useful rear lobby area with french doors to a courtyard garden with useful storage shed and pedestrian rear gate. Off the first floor landing there are two double bedrooms and a stylish bathroom with french door to a private roof terrace. Jericho operates a residents parking zone.

The property is well situated in the fashionable and vibrant Jericho neighbourhood of Oxford within walking distance of the beautiful Port Meadow and offers easy access to day to day shopping facilities including restaurants, bars, pubs, supermarkets and a cinema along with the Radcliffe Quarter, Blavatnik School of Government, The Schwarzman Centre and Oxford University Press. The more comprehensive facilities of the city centre are within level walking/cycling distance, including the impressive Westgate shopping centre and the constituent colleges and departments of The University of Oxford. There are rail services to London Paddington in approximately one hour from Oxford mainline station and London Marylebone from Oxford Parkway. There is also a coach station at Gloucester Green where there are frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports.





Approximate Floor Area = 86.9 sq m / 935 sq ft (Excluding Shed)

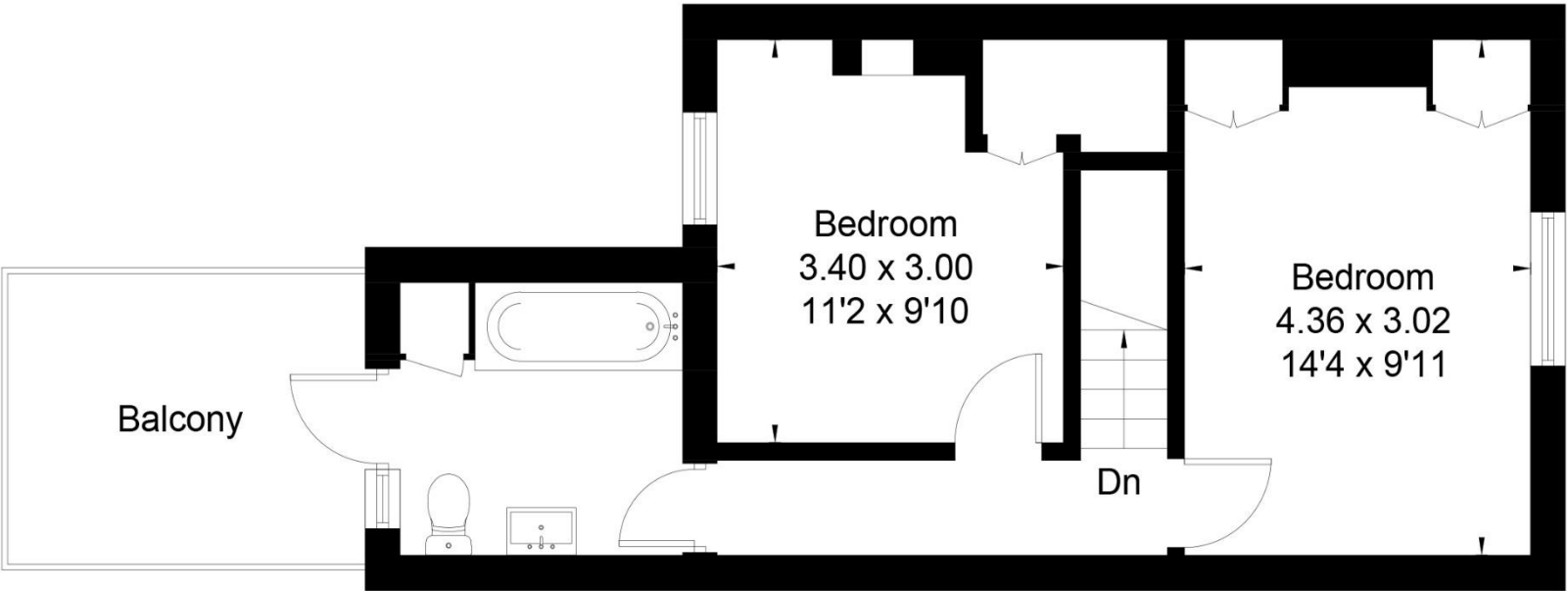


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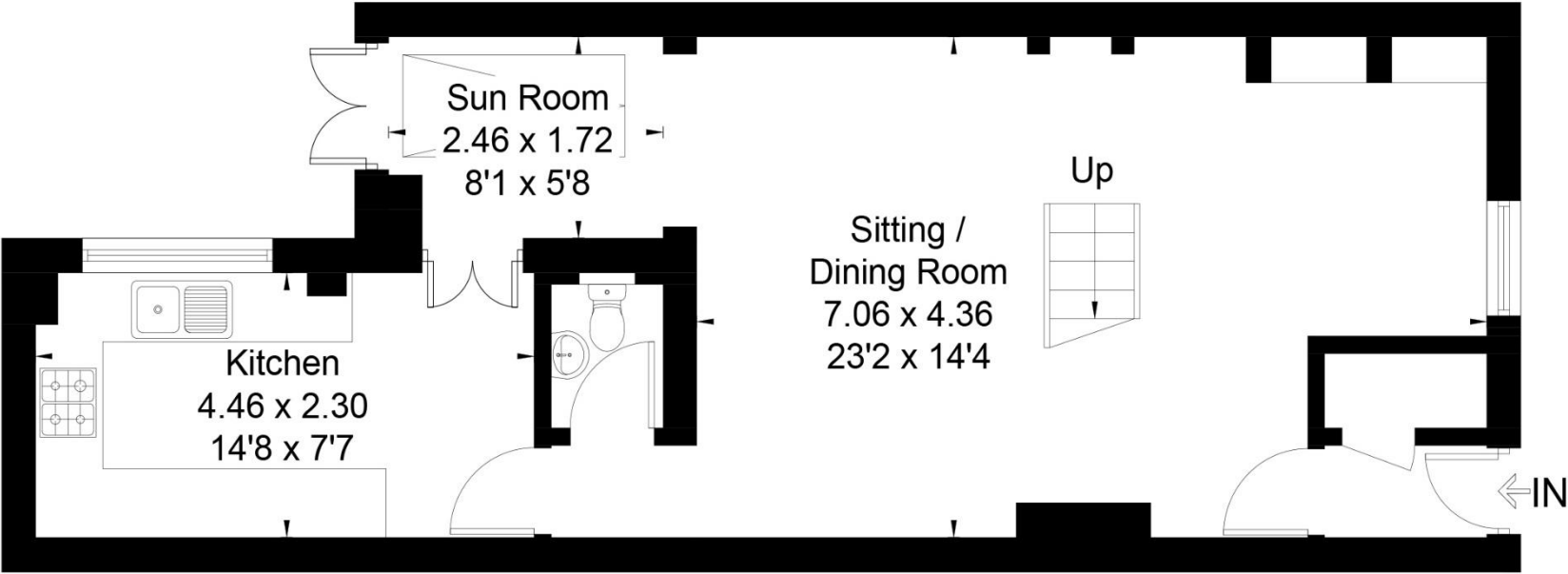
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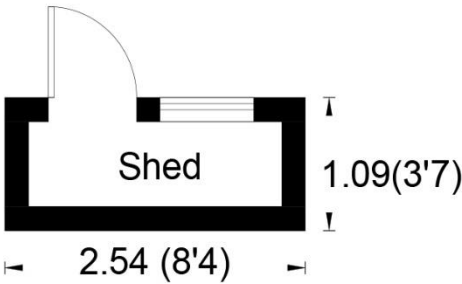
First Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #88069



(Not Shown In Actual Location / Orientation)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	