



JCP

ESTATE AGENTS

O X F O R D



## Adelaide Street, Oxford, OX2 6EN

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A semi-detached Victorian cottage with south facing courtyard garden in a tranquil backwater of this fashionable neighbourhood.

Semi-detached Victorian Cottage | Tranquil & Convenient Fashionable Location | South Facing Courtyard Garden | Residents Parking Scheme | Open Plan Kitchen/Sitting Room Overlooking Rear Courtyard Garden | Basement Utility Room | Two Bedrooms & Bathroom | Loft Room | Gas Central Heating | No Onward Chain

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### TENURE & POSSESSION

The Property is Freehold

### LOCAL AUTHORITY

Council Tax Band E

Oxford City Council

Telephone: 01865 249811





## DIRECTIONS & SITUATION

This attractive semi-detached Victorian cottage is accessed via a gated arch way giving access to the front door leading into an open plan sitting room/kitchen overlooking the south facing courtyard garden which also has a gated pedestrian access. In the basement is a useful utility room with W.C.. On the first floor there is a landing with two bedrooms and a bathroom. There is also a ladder from the landing to a loft room with limited head height.

The property is well situated in a quiet backwater of the prestigious Walton Manor 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 from the coach station at Gloucester Green there are frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports.





Approximate Area = 95.2 sq m / 1025 sq ft  
Including Limited Use Area (8.7 sq m / 93 sq ft)



James C. Penny Estate Agents

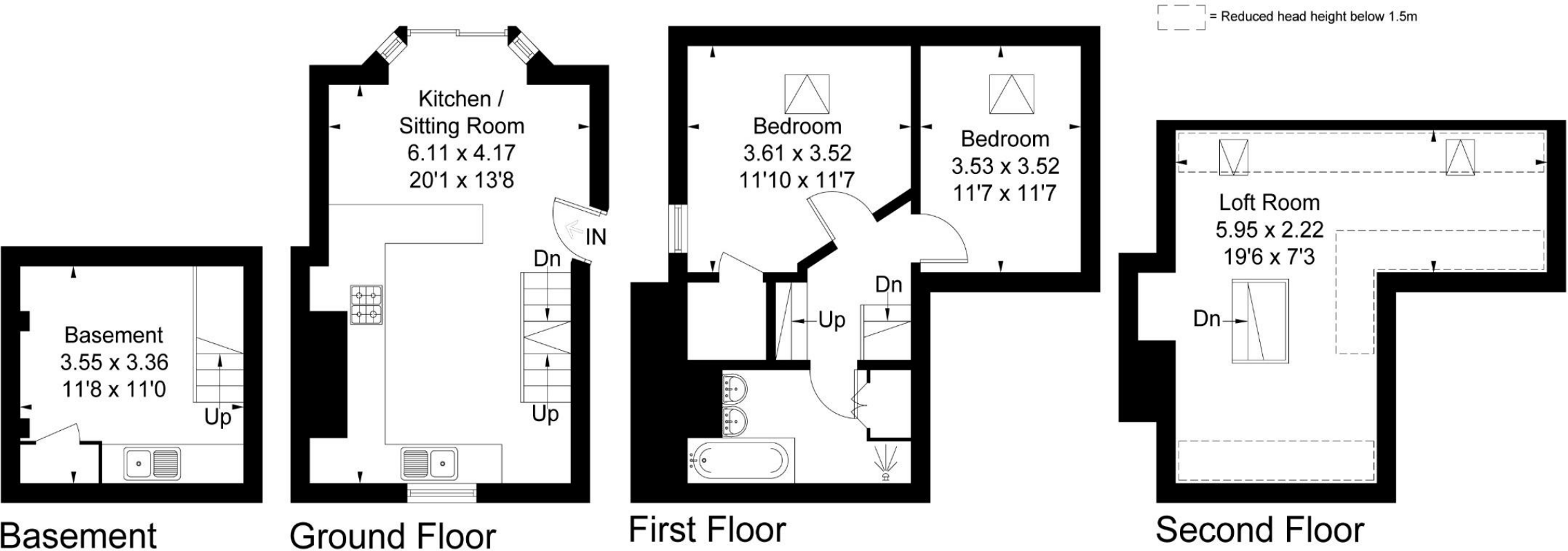
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 273208

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC