



JCP

ESTATE AGENTS

OXFORD



# Observatory Street, Oxford, OX2 6EP

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An attractive Victorian home with delightful garden and garage/studio, set in this picturesque residential side road.

Picturesque Street Scene in Fashionable Walton Manor/Radcliffe Quarter | Attractive Victorian Home with Much More | Entrance Hall & Sitting/Dining Room | Kitchen/Breakfast Room & Cloakroom | Basement Room with En suite Shower Room | Three Bedrooms & Bathroom | Delightful Rear Garden | Garage/Studio | No Onward Chain | Walton Manoe is a Residents Parking Zone

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## TENURE & POSSESSION

The Property is Freehold

## LOCAL AUTHORITY

Council Tax Band F  
Oxford City Council  
Telephone: 01865 249811





## DESCRIPTION AND SITUATION

Set in this picturesque street, this attractive property is set back from the street and has an entrance hall leading into a sitting/dining room. To the rear of this is a kitchen/breakfast room and cloakroom. There is a basement room with en suite shower room and on the first floor is a landing with two bedrooms and a bathroom, and a further loft bedroom. Outside to the rear is a delightful rear garden with gated pedestrian access and a garage/studio accessed from Adelaide Street. Walton Manor is a residents parking zone.

The property is well situated in the fashionable and vibrant Walton Manor 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 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 Floor Area = 155.5 sq m / 1674 sq ft (Including Garage)  
Outbuilding = 15.5 sq m / 167 sq ft  
Total = 171.1 sq m / 1841 sq ft



James C. Penny Estate Agents

Sales | Lettings | Acquisitions | Management

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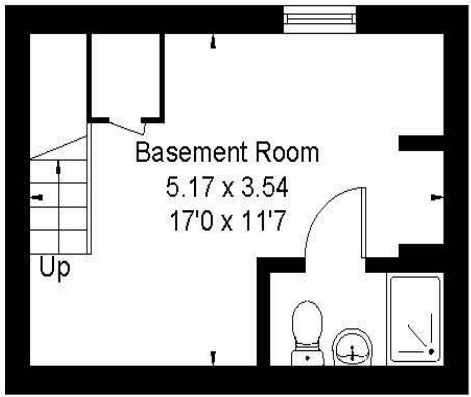
East Oxford  
251 Cowley Road, Oxford, OX4 1XG  
Tel: 01865 72 11 22

Email: eastoxford@jcpestateagents.co.uk

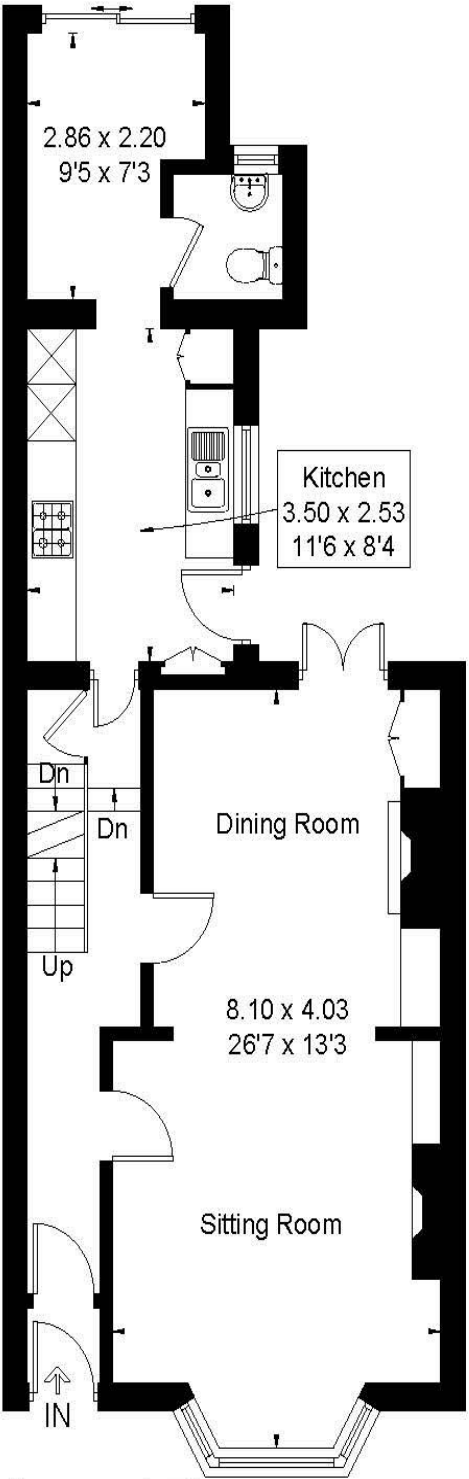
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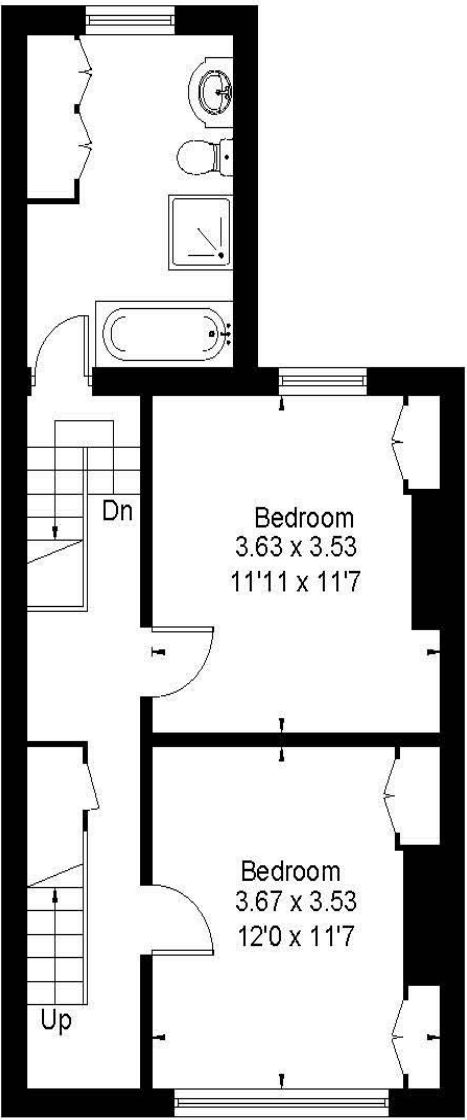
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



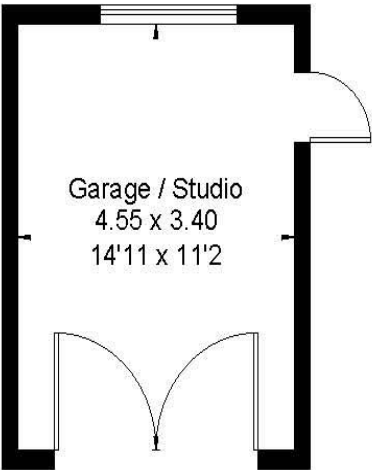
Lower Ground Floor



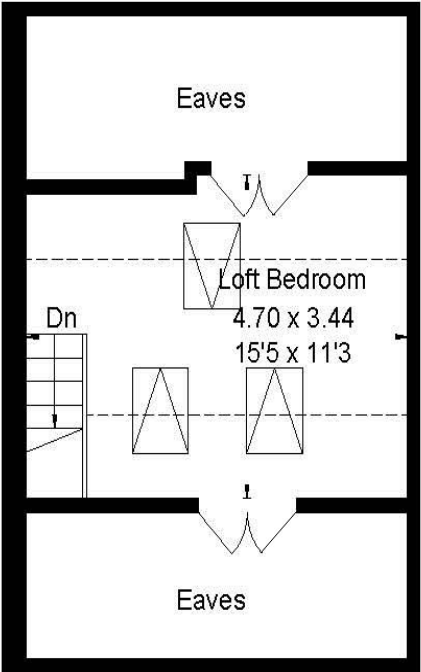
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second 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 #88611