



JCP

ESTATE AGENTS
OXFORD

Cranham Terrace, Jericho

A really interesting modern residence with private garden, garage and parking space, enjoying a sheltered position in this vibrant and fashionable central location.

Really Interesting Modern Semi-Detached House | Very Well Situated
| Garage & Forecourt Parking Space
| Enclosed South Westerly Rear Garden with Gated Pedestrian Access
| Entrance Lobby & Cloakroom
| Sitting & Dining Room/Bedroom 3
| Two Bedrooms & Bathroom | Gas Central Heating & Double Glazing
| No Onward Chain

TENURE & POSSESSION

The Property is Freehold

LOCAL AUTHORITY

Council Tax Band C

Oxford City Council

Telephone: 01865 249811



DESCRIPTION & SITUATION

The property has a front door opening into an entrance lobby with cloakroom off. To the rear is a sitting room with patio doors onto the rear garden and an adjacent separate dining room/bedroom 3 with French doors onto the rear garden. There is also a fully fitted modern kitchen enjoying a front aspect. On the first floor landing there are two bedrooms and a bathroom. Outside to the rear is an enclosed south westerly facing rear garden which is decked as an entertaining area with a pedestrian gate to the front where there is an adjacent garage with a forecourt parking space. N.B. Photographs illustrate property prior to the current occupation.

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 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 = 74 sq m / 797 sq ft

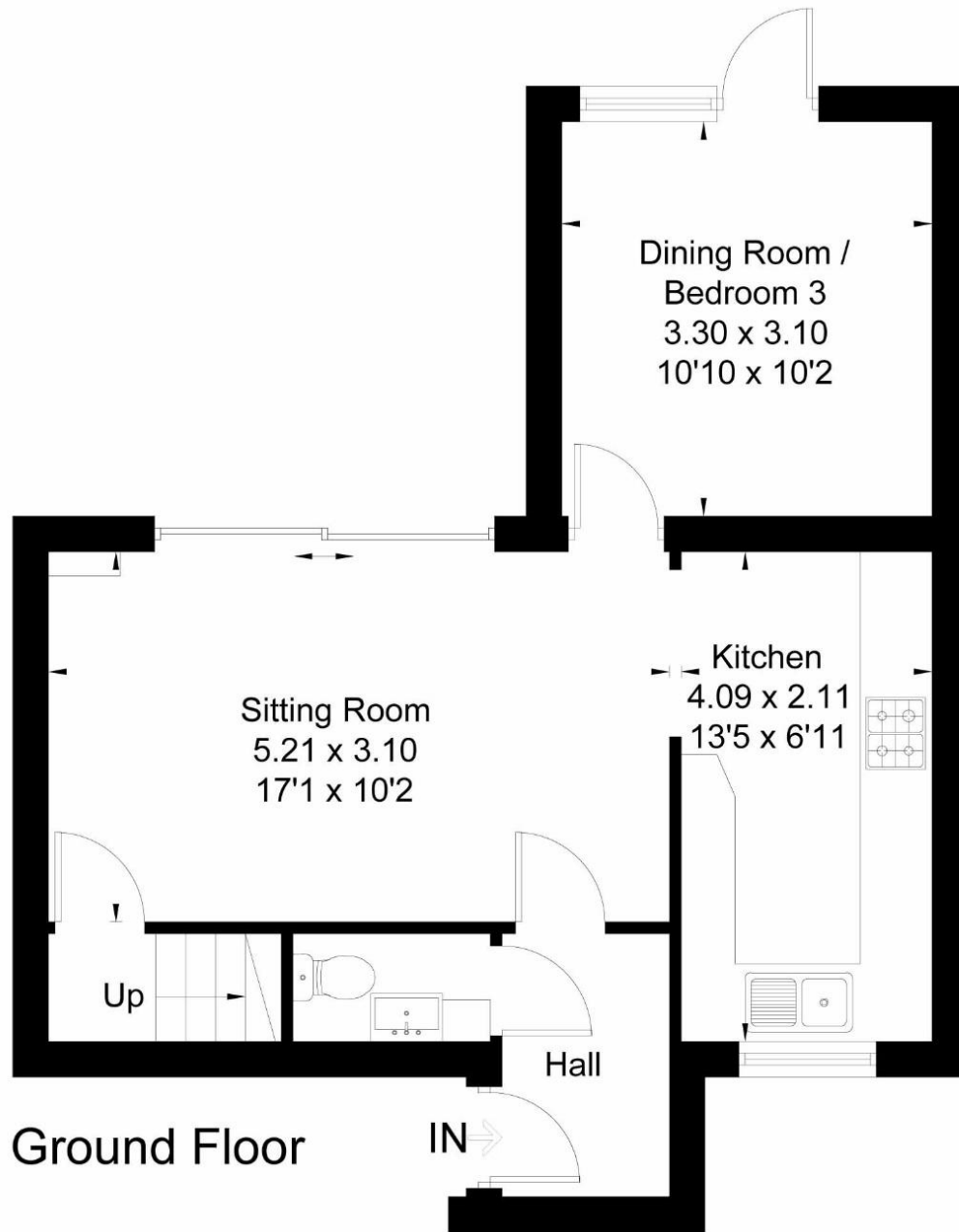


JCP Estate Agents

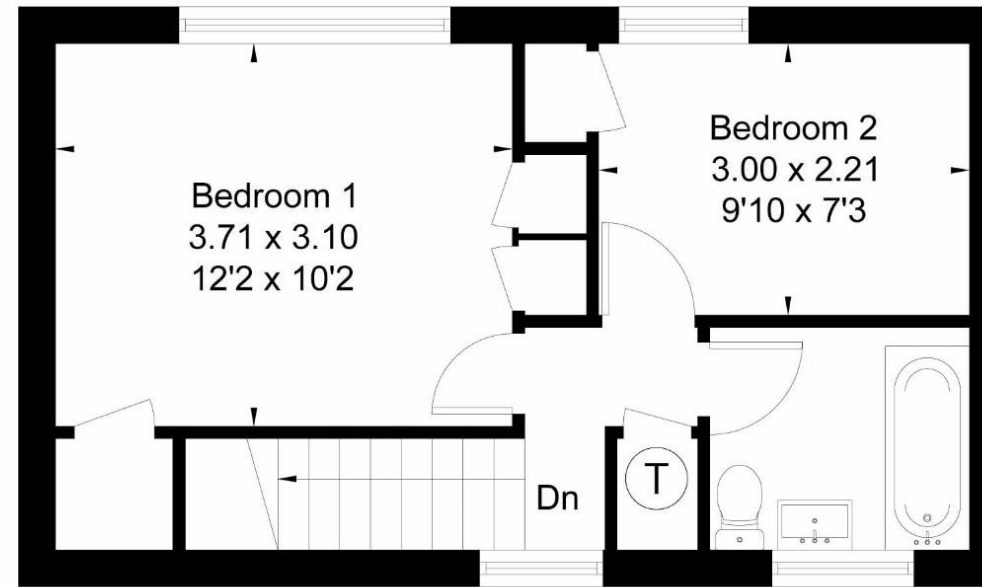
Sales | Lettings | Acquisitions | Management

Central North Oxford
 113 Walton Street, Oxford, OX2 6AJ
 Tel: 01865 55 44 22
 Email: northoxford@jcpestateagents.co.uk

East Oxford
 251 Cowley Road, Oxford, OX4 1XG
 Tel: 01865 72 11 22
 Email: eastoxford@jcpestateagents.co.uk



Ground Floor



First Floor

IMPORTANT NOTICE

James C. Penny Estate Agents and their clients give notice to anyone reading these particulars that: 1) These particulars do not constitute part of any offer or contract. 2) All text, photographs, dimensions, plans and references to the condition and necessary permissions for use and occupation, and any other details regarding the property are guidelines only and are not necessarily comprehensive, and as such are given without responsibility and any intending purchasers should not rely on them as statement or fact. 3) Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained by James C. Penny Estate Agents or their clients. 4) James C. Penny Estate Agents have not tested any services, equipment or facilities at the property. Any intending purchasers must satisfy these service by inspection or otherwise. 5) No person in the employment of James C. Penny Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to the property.



Drawn for illustration and identification purposes only by @fourwalls-group.com #74698

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	