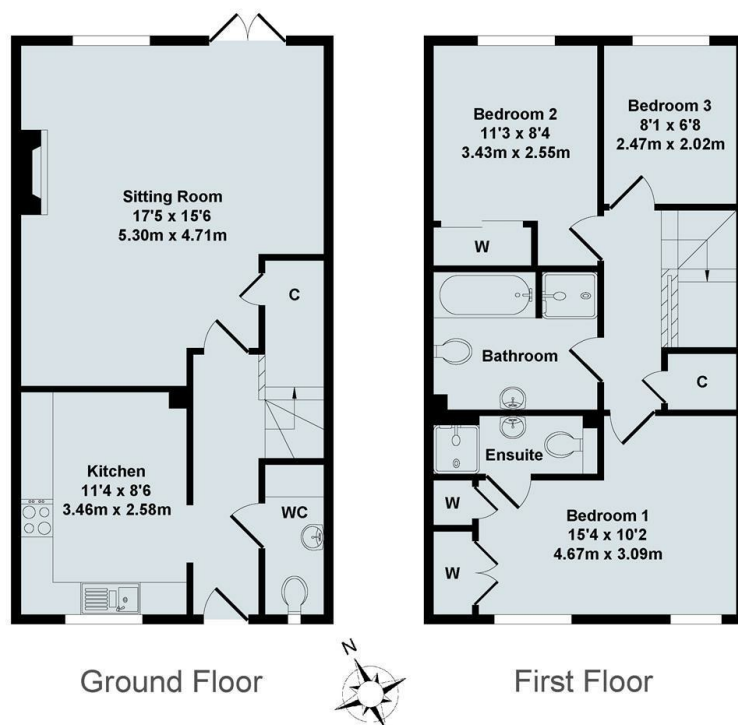




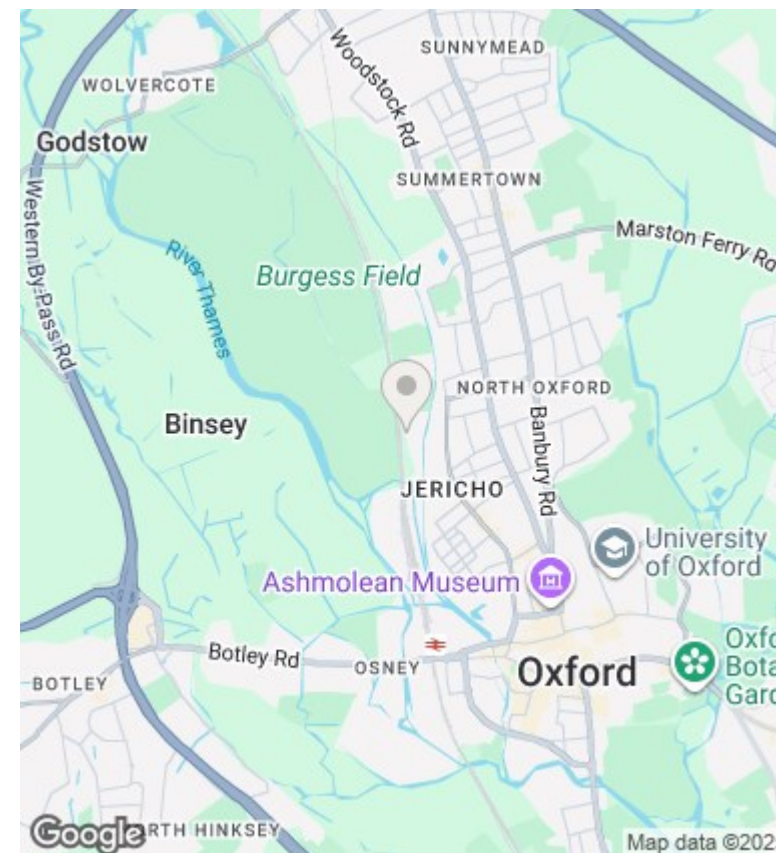
## 23 Merrivale Square, Oxford, OX2 6QX

£2,400 PCM - 7th January 2026.

- Three bedrooms
- Gas CH
- EPC rating D
- Ensuite to master bedroom
- Rear garden
- Council tax band E
- Unfurnished with appliances
- Allocated parking for 1 car
- Mains gas electricity and water



**Total Approx. Floor Area 899 Sq.Ft. (83.50 Sq.M.)**  
 All items illustrated on this plan are included in the "Total Approx Floor Area"



## Directions

## Viewings

Viewings by arrangement only. Call 01865 515900 to make an appointment.

## Council Tax Band

## EPC Rating:

D

| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>84</b>               |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>64</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |