



16 Crescent Road
Temple Cowley, Oxford
OX4 2PB

£1995 pcm

RB REASTON BROWN

Stunning Modernized 1900s Terraced Home: 3 Bedrooms, New Kitchen, Refitted Bathroom, Double Glazing, Gas Central Heating, Secluded Garden, Close to Cowley Road and Bus Routes. Residents' On-Street Parking.

16 Crescent Road is a fully modernized yet characterful 1900s terraced home, situated in a side road conveniently close to Cowley Road and main city bus routes.

Entering the property via an entrance lobby and inner hall with stairwell, you are ushered into the bay-fronted, open-plan sitting room and dining room featuring a stripped-wood floor and French doors to the outside, and offering a warm and inviting atmosphere.

The brand new kitchen, finished in Oxford Blue with an Italian tiled floor, includes all new electric appliances including a dishwasher and washer-dryer. The rear lobby gives access to a ground floor cloakroom and to the rear garden.

The split-level front and rear landings lead to three first-floor bedrooms—two doubles and one single—and a newly refitted bathroom with a shower.

The house boasts full new double glazing and combi gas central heating. It has been freshly decorated internally with new carpets to the stairs and first floor areas, and presents a clean and well-maintained appearance.

Outside, the secluded enclosed garden to the rear features a shed, covered store, and gated rear access path. Residents' on-street parking is available.

This stunning property combines traditional charm with modern conveniences, making it an ideal home close to the vibrant and eclectic Cowley Road area. What an ideal home to occupy !!

EPC Rating: D Council Tax: C

Situation

Located in **Temple Cowley**, a lively suburb of Oxford known for its blend of residential charm and urban amenities, the area is popular with families and professionals alike.

Temple Cowley and Cowley itself boast a range of social venues, including local cafes, traditional pubs, and diverse restaurants. You can start your day with a coffee at The Missing Bean, enjoy lunch at The Cowley Retreat, and have dinner at the well-regarded Magdalen Arms or the 'local' Marsh Harrier. Residents benefit from excellent local facilities, such as the nearby Templars Square Shopping Centre with its numerous shops and supermarkets, including Sainsbury's and Lidl. Medical needs are well-served with the nearby Temple Cowley Health Centre and several local pharmacies.

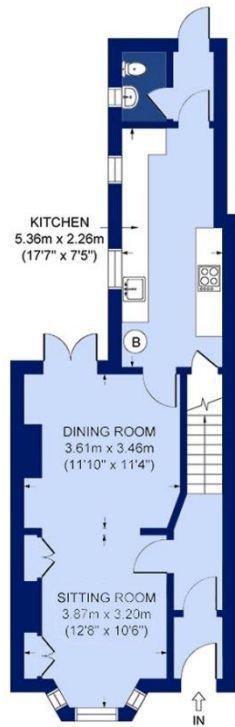
The area offers excellent educational institutions, including St. Christopher's Primary School and Oxford Spire Academy. For higher education, Oxford Brookes University is easily accessible.

Crescent Road is well-connected with excellent transport links. Oxford City Centre is just a short bus ride away, and there are convenient road connections via the Oxford Ring Road, providing access to the A34, A40, and M40 motorway. Also, Crescent Road is on a flat and level cycle route right through to the city centre.....

For leisure and recreation, residents can enjoy nearby recreation areas such as Florence Park and South Park, which offer green spaces for relaxation and outdoor activities. Additionally, the local gyms and spas provide excellent sports and fitness facilities. What a great place to live !!







GROUND FLOOR



FIRST FLOOR



Approx. Gross Internal Floor Area 999 Sq Ft (93 Sq M)

16 Crescent Road, Temple Cowley, Oxford, OX4 2PB

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Costs: -

Holding Deposit 1 week's rent (calculated as monthly rent x 12 ÷ 52)

Rent in advance = One Month's Rent

Deposit 5 week's rent (calculated as monthly rent x 12 ÷ 52 x 5)

If you withdraw, provide misleading information on you pre application form or withhold/delay the referencing process, you may forfeit your holding deposit

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