



THOMAS
MERRIFIELD

SALES LETTINGS

3 Leckford Road,
Jericho, Oxford, OX2 6HY

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A three bedroom Victorian mid-terraced home situated in a highly sought after road within walking distance of Jericho where shops bars and restaurants can be found.

- Attractive mid-terraced Victorian home
- Large kitchen/diner
- Deceptive accommodation
- Three bedrooms
- Two bathrooms
- Southerly facing gardens
- All mains services are connected
- Sought after location
- No Chain
- Council Tax Band: E. EPC Rating: D

We are delighted to offer this attractive Victorian mid-terraced home arranged over 3 floors and providing deceptive accommodation with an extension to the rear to provide a generous kitchen/diner. The accommodation comprises: Entrance hall, living room with bay window and fireplace, dining area with fireplace and stairs leading to the lower ground floor with bay window, bedroom with kitchenette and separate bathroom (offering air B&B opportunities). Off the dining area there is a large kitchen/diner with doors to the garden. Upstairs there are 2 double bedrooms and a family bathroom. Outside there is an enclosed rear garden enjoying a southerly aspect with a small gravelled area and quarry tiled checkboard pathway to front door along with metal steps leading to the lower ground floor. The property is located in a conservation area.

Guide Price £1,050,000 Freehold





According to Ofcom mobile voice and data coverage is good outdoors and indoors with EE and Standard to Ultrafast broadband is available. Situated within walking distance of Port Meadow and easy access to the day to day shopping facilities of vibrant Walton Street with its fashionable restaurants pubs bars and cinema. Slightly further afield are the more extensive range of shopping leisure and recreational facilities at Oxford City centre and Summertown. Jericho enjoys easy access to University Departments colleges and a range of renowned state and private schools for all ages. There are rail services to London Paddington in approximately one hour from Oxford mainline station and London Marylebone from Oxford Parkway.



Approximate Gross Internal Area 1229 sq ft - 114 sq m

Lower Ground Floor Area 253 sq ft – 24 sq m

Ground Floor Area 595 sq ft – 55 sq m

First Floor Area 381 sq ft – 35 sq m

