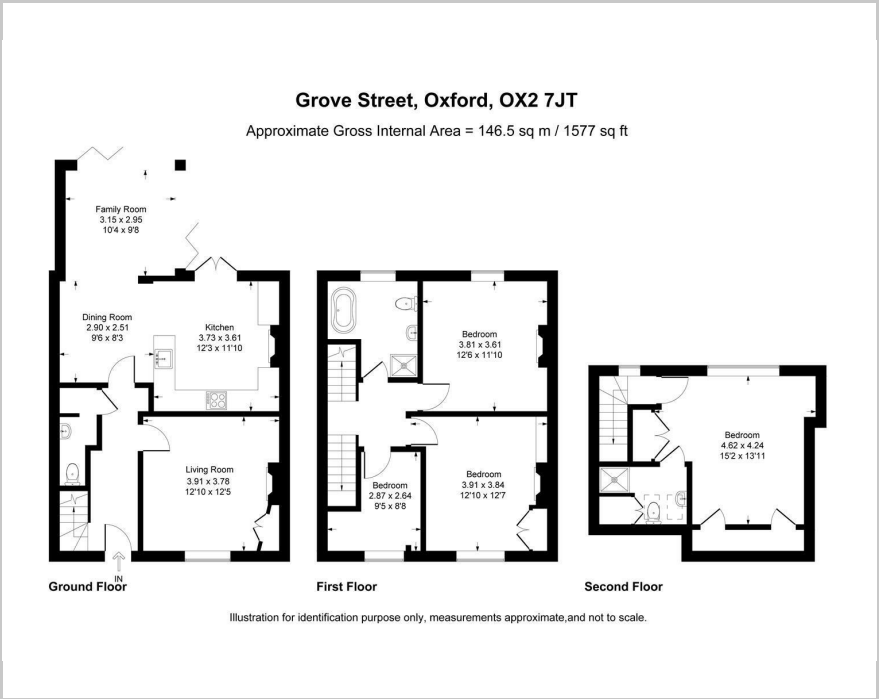




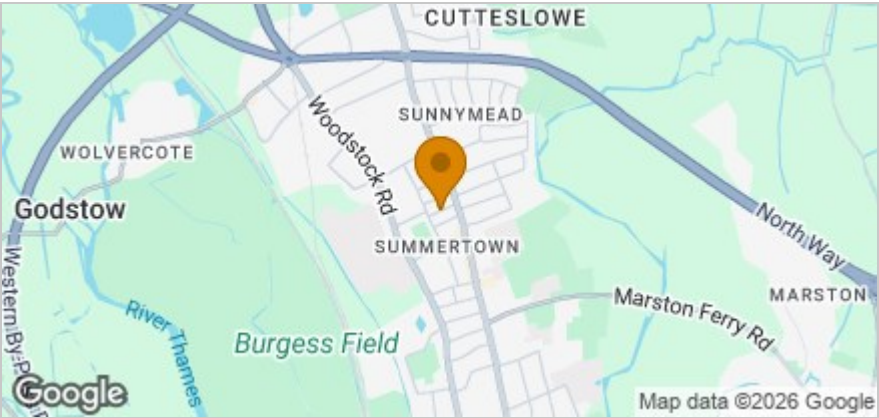
25 Grove Street, Oxford, OX2 7JT
Guide Price £950,000



Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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FEATURING A GLASS CURTAIN
WALLED EXTENSION, A VICTORIAN
TOWN HOUSE IN MUCH COVETED
SUMMERTOWN

- A restored and extended Victorian town house
- Featuring a glass curtain walled extension
- Elegant reception room with original Victorian fireplace
- A very good scale 'social' kitchen space
- 4 Bedrooms - 2 Bath / Shower rooms
- Good scope for a programme of interior design
- A south facing garden offering much potential
- Walk to the very popular good quality local restaurants
- Shopping and coffee shops also within a short walk
- Oxford City Centre c.2.6 miles Oxford Parkway Station c. 1.1 miles

From the Pear Tree Roundabout A34 intersection proceed towards Oxford to the next (Wolvercote) Roundabout. Take the 2nd exit along Sunderland Avenue to the Summertown Roundabout and take the 3rd exit along the Banbury Road towards Summertown. As you enter Summertown look for the Dancing Dragon Chinese Restaurant on your right, which sits on the corner of Grove Street where you turn right. Half way down Grove Street on your left you will see a small courtyard of commercial properties and No.25 Grove St is two houses further down on the left. WHAT3WORDS Co-



Energy Efficiency Rating		Current	Potential
How energy efficient is your property? (scale 1-10)			
100-91	A		81
91-81	B		
81-65	C		68
65-55	D		
55-45	E		
45-35	F		
35-15	G		
How energy efficient is your property? (scale 1-10)			
England & Wales		EU Directive 2002/91/EC	