



11 Venneit Close, Roger Dudman Way, Oxford, OX1 1HZ

Available for academic year 2025/26 Property Features:

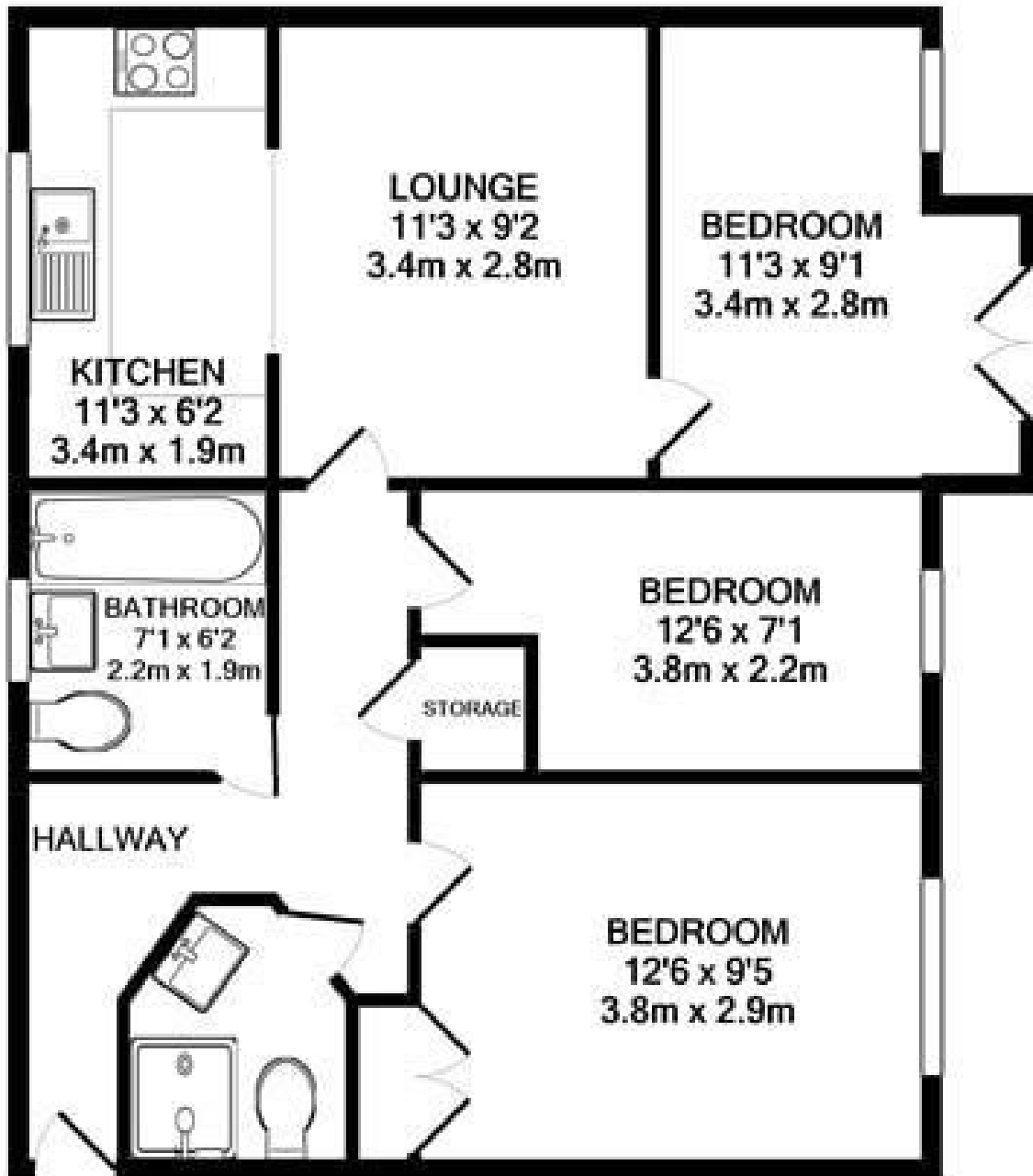
1. Bedrooms: 3 spacious rooms that promise comfort.
2. Bathrooms: 2 well-maintained bathrooms (1 en suite), providing convenience for guests.
3. Living Area: A welcoming living space, designed for relaxation and entertainment.
4. Kitchen: Fully-equipped with modern amenities to cater to your culinary needs.
5. Garden: Expansive communal garden that invites tranquillity and offers ample space for outdoor activities and relaxation.
6. Bike Storage: Secure and convenient storage solution for your bicycles.
7. Furnished: Bedrooms include, beds, mattress, storage, desk and chair.

Nearby Amenities:

1. Train Station: Enjoy easy and quick access to the train station, making commuting and travelling a breeze.
2. Colleges: Proximity to top colleges in the area ensures educational excellence is right at your doorstep.
3. City Centre: Dive into the vibrant life of the city centre, only a short distance away.
4. Port Meadow: Experience the beauty and serenity of Port Meadow, an iconic local landmark, located close by.

- 3 Bedrooms
- 1 Reception
- 2 Bathrooms
- Oxford City Centre
- Furnished Property

£2,400 PCM



TOTAL APPROX. FLOOR AREA 627 SQ.FT. (58.2 SQ.M.)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	78
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		79	79
EU Directive 2002/91/EC			