



## Room 5 56 Magdalen Road, Oxford, OX4 1RB

Double room to rent located on Magdalen Road, a short walk to Cowley Road and the city centre. The property comprises a fitted kitchen with appliances, communal living room, bathroom, cloakroom, driveway, and rear garden. Council tax included in the rent.

This room is suitable for single occupancy (not couples)  
FURNISHED.

- Double room to rent
- Communal living room
- Fitted kitchen
- Bathroom
- Cloakroom
- Driveway
- Garden

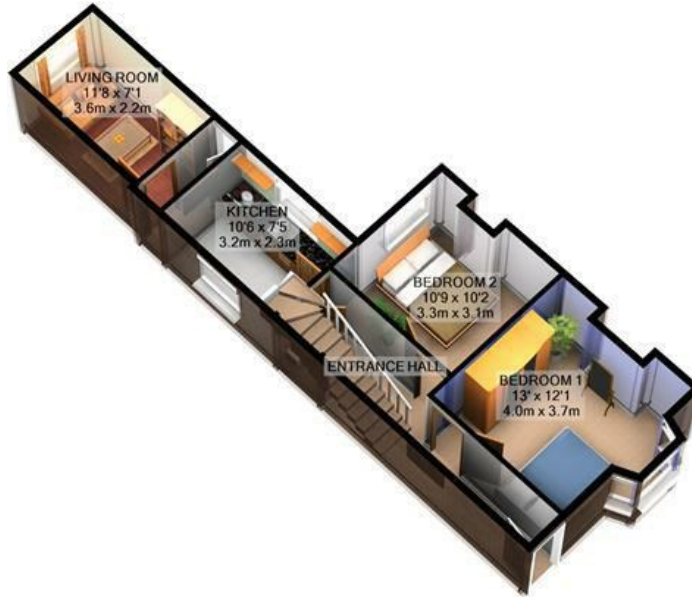
**£735 PCM**



2ND FLOOR



1ST FLOOR



GROUND FLOOR

Made with Metropix ©2009

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		52	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		52	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	