



THOMAS
MERRIFIELD
SALES LETTINGS

31 Hurst Street,
Oxford, OX4 1HA

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A Substantial five-bedroom HMO investment property situated in popular Hurst Street in the heart of East Oxford.

- Entrance hall with storage cupboard
- Kitchen/breakfast room
- Utility room
- Downstairs shower room
- Two ground floor bedrooms
- First floor three further bedrooms
- Bathroom
- Private rear garden
- Council Tax Band: E
- EPC Rating: C

Ideally positioned for local amenities and excellent transport links into Oxford City Centre, this well-located property offers consistent rental demand from students and young professionals alike.

The accommodation is arranged over two floors and comprises, five well-proportioned bedrooms, a spacious communal living area, fitted kitchen, bathroom facilities, and a private rear garden. The property benefits from gas central heating and double glazing.

According to Ofcom, Standard and Ultrafast broadband is available and mobile voice and data coverage good outdoors and variable with certain networks indoors.

Guide Price £625,000 - Freehold





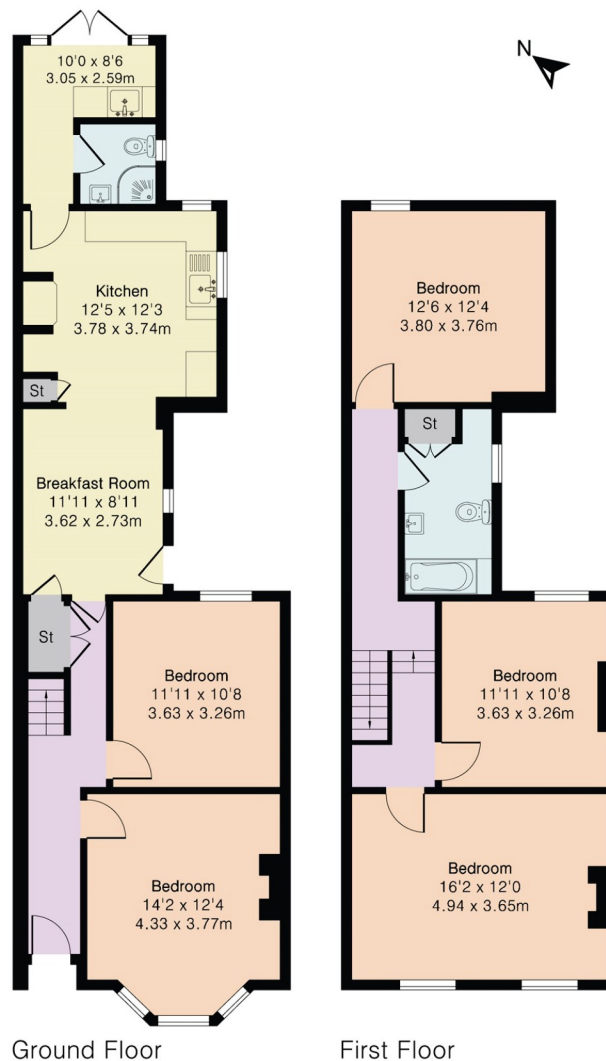
Iffley Fields is circa 1 mile from Magdalen Bridge, close to independent shops and cafes in nearby Magdalen Road and a wide range of restaurants, cafes, bars and shops on Cowley Road. The Chester Arms and Magdalen Arms gastro-pubs are within a few minutes walk. Fairacres allotments are at the bottom of the road and there is a recreation ground in Meadow Lane as well as access to the River Thames at Donnington Bridge. Oxford city centre is just half a mile away offering high street shopping, niche boutiques, cinemas, theatres and world-renowned museums and art galleries. Oxford railway and bus stations are easily accessible with routes into London Paddington and Victoria Station.



Approximate Gross Internal Area 1428 sq ft - 133 sq m

Ground Floor Area 763 sq ft - 71 sq m

First Floor Area 665 sq ft - 62 sq m



Ground Floor

First Floor



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HOLYFIELD HOUSE, 1 WALTON WELL ROAD,
OXFORD, OX2 6ED

t. 01865 515000
e. oxford@thomasmerrifield.co.uk
w. thomasmerrifield.co.uk

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