



THOMAS
MERRIFIELD
SALES LETTINGS

35 Duke Street,
Oxford, OX2 0HX

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A superb two bedroom period property situated in this popular West Oxford location with sunny westerly aspect.

- Entrance hall
- Open-plan double reception room with fireplace
- Kitchen/dining room with doors to the garden
- Two double bedrooms with storage
- Family bathroom
- Loft room with Velux windows and eaves storage
- Enclosed rear garden with westerly aspect
- Council Tax Band: D
- EPC Rating: D

The well presented accommodation comprises, entrance hall with stairs rising to the first floor, open-plan double reception room with window to front aspect, which in turn leads to the kitchen/dining room with French doors opening onto the garden.

On the first floor there are two good sized bedrooms and the family bathroom. On the second floor there is a useful attic loft room with Velux roof lights which is currently used as an office/hobbies room. Outside a private enclosed rear garden which benefits from a sunny westerly aspect.

According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is likely indoors and outdoors with certain providers.

Guide Price £585,000 Freehold





Duke Street occupies an excellent location just half a mile from the city with its array of shops, both high street names and niche boutiques. There are numerous entertainment venues and cafes and restaurants to suit most tastes. Cultural amenities include cinemas, theatres, museums and galleries. Both Oxford train and bus stations are accessible on foot or cycle with direct routes into London and Victoria respectively.

More locally there are several shops including Waitrose on Botley Road and several retail parks. Further afield for recreation are golf at Frilford Heath, water sports at Farnoor Reservoir and several leisure centres.



