



JCP

ESTATE AGENTS

OXFORD

# Cranham Terrace, Jericho, Oxford, OX2 6DG

Guide Price £670,000

A really interesting and versatile modern residence with private courtyard garden, garage and parking space, enjoying a sheltered position in this vibrant and fashionable central location.

An Interesting & Versatile Modern Semi-Detached Residence | Very Well Situated for Commuting & Central Oxford | Entrance Lobby & Cloakroom | Sitting Room onto Courtyard Garden | Fitted Kitchen | Dining Room/Bedroom 3 | Two Further Bedrooms, Dressing Room & Shower Room | Gas Central Heating and Double Glazing | Viewing Essential | No Onward Chain

## TENURE & POSSESSION

The Property is Freehold

## LOCAL AUTHORITY

Council Tax Band C  
Oxford City Council  
Telephone: 01865 249811



## DESCRIPTION & SITUATION

The property nestles in a private courtyard setting and affords surprising and versatile living space. There is an entrance lobby with cloakroom off and the sitting room which opens onto a southwest facing enclosed courtyard garden with pedestrian sideway leading to the front of the property. The dining room, which also overlooks the garden could double up as a third bedroom or study and there is also a fitted kitchen open plan to the sitting room . On the first floor there is a shower room and two further bedrooms one of which has an en suite dressing room/occasional bedroom. The property also has the advantage of a garage with light and power and a forecourt parking space.

The property is well situated in the fashionable and vibrant Jericho neighbourhood of Oxford within walking distance of the beautiful Port Meadow and offers easy access to day to day shopping facilities including restaurants, bars, pubs, supermarkets and a cinema along with the Radcliffe Quarter, Blavatnik School of Government and Oxford University Press. The more comprehensive facilities of the city centre are within level walking/cycling distance, including the impressive Westgate shopping centre and the constituent colleges and departments of The University of Oxford. There are rail services to London Paddington in approximately one hour from Oxford mainline station and London Marylebone from Oxford Parkway. There is also a coach station at Gloucester Green where there are frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports.



**Approximate Gross Internal Area 921 sq ft - 85 sq m  
(Excluding Garage)**

Ground Floor Area 477 sq ft – 44 sq m

First Floor Area 444 sq ft – 41 sq m

Garage Area 156 sq ft – 15 sq m

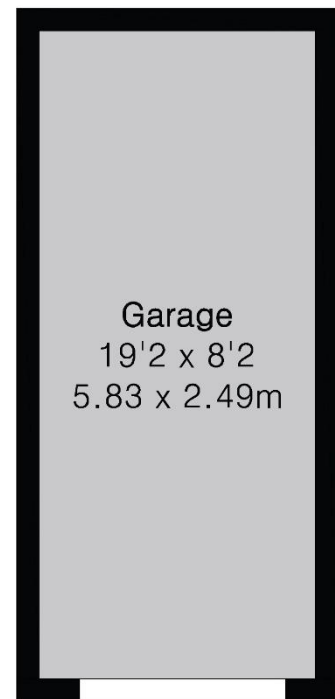


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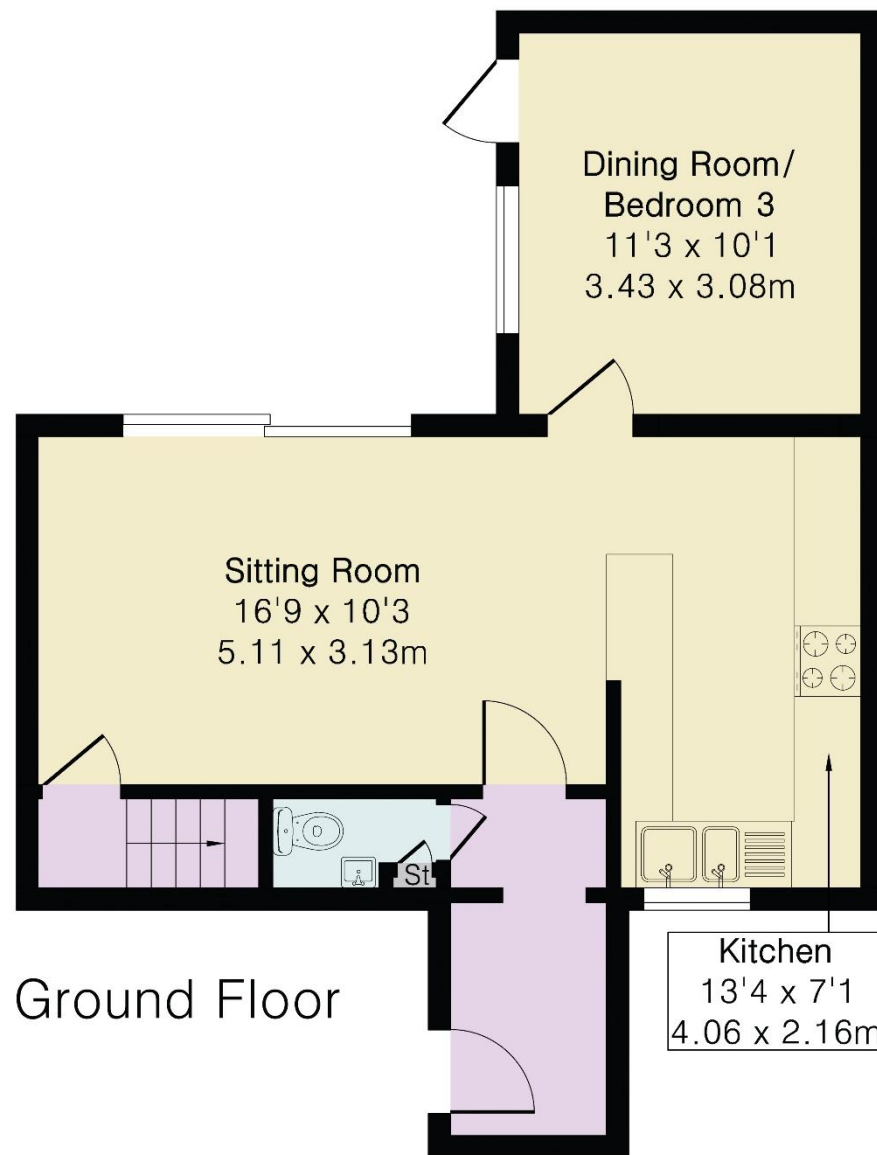
Sales | Lettings | Acquisitions |  
Management

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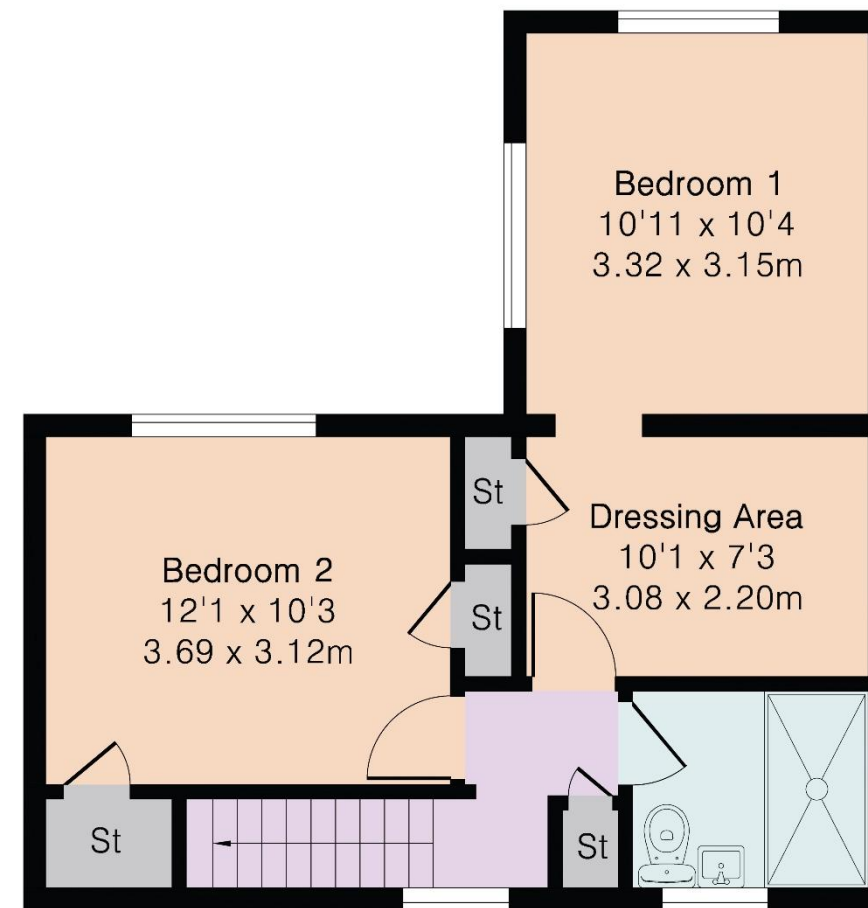
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Garage



Ground Floor



First Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	