



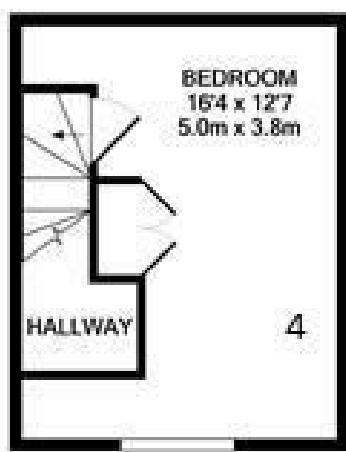
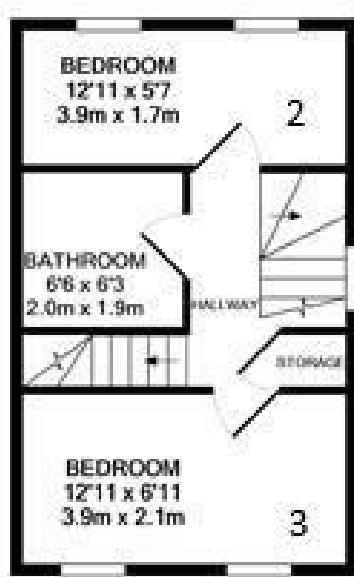
Room 3, 12 Hodges Court, Whitehouse Road, Grandpont, Oxford, OX1 4NY

**\*\*6 MONTH LET AVAILABLE\* \*ALL BILLS INCLUDED\*\***

An attractive four bedroom shared house located in the City Centre within 5 Minutes walk to shopping facilities, restaurants, bars. Approx 10 minutes walk to Oxford Train Station and Bus Station, The property has four double bedrooms, bathroom with bath/shower and large kitchen/dining area going through to a conservatory lounge with French doors opening onto enclosed garden. No parking available.

Managed by NOPS – the landlord is also the owner of NOPS.

**£800**



GROUND FLOOR  
APPROX. FLOOR  
AREA 344 SQ.FT.  
(31.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 270 SQ.FT.  
(25.1 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 205 SQ.FT.  
(19.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 819 SQ.FT. (76.1 SQ.M.)

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
EU Directive 2002/91/EC		
England & Wales		