



## 26 Venneit Close, Roger Dudman Way, Oxford, OX1 1HZ

### Property Overview:

Location: Venneit Close, OX1

### Property Features:

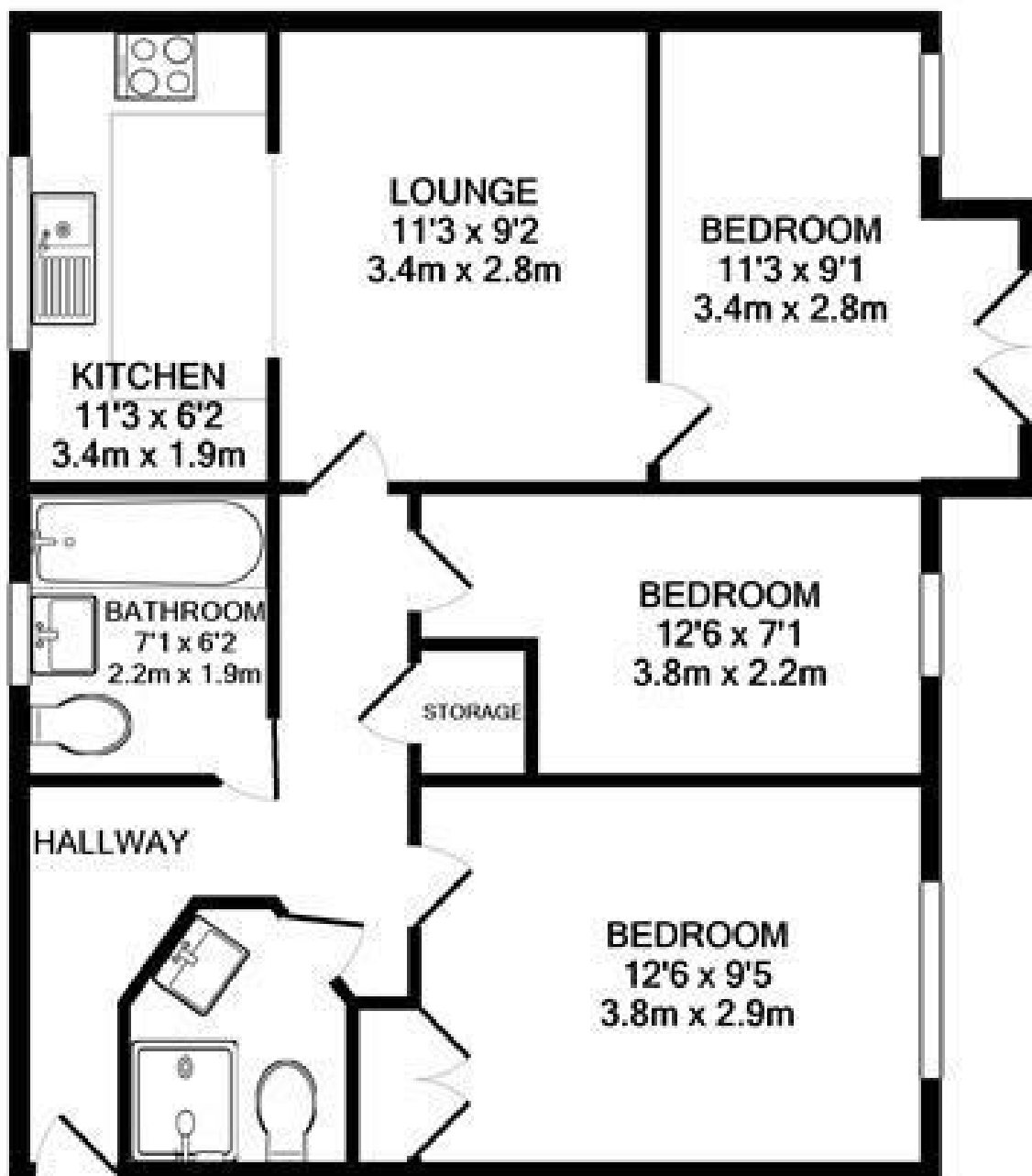
1. Bedrooms: 3 spacious rooms that promise comfort.
2. Bathrooms: 2 well-maintained bathrooms (1 en suite), providing convenience for guests.
3. Living Area: A welcoming living space, designed for relaxation and entertainment.
4. Kitchen: Fully-equipped with modern amenities to cater to your culinary needs.
5. Garden: Expansive communal garden that invites tranquillity and offers ample space for outdoor activities and relaxation.
6. Bike Storage: Secure and convenient storage solution for your bicycles.
7. Furnished: Bedrooms include, beds, mattress, storage, desk and chair.

### Nearby Amenities:

1. Train Station: Enjoy easy and quick access to the train station, making commuting and travelling a breeze.

- Oxford City Centre
- 3 Bedrooms
- 1 Reception
- 2 Bathrooms
- Flat
- FITTED KITCH
- SHOWER
- GCH
- DOUBLE GLAZING
- ENTRYPHONE

**£2,520 PCM**



**TOTAL APPROX. FLOOR AREA 627 SQ.FT. (58.2 SQ.M.)**  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 78                      | 78        |
|                                             |  | 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) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | 62                      | 80        |
|                                                                 |  | EU Directive 2002/91/EC |           |