

69 ESSEX STREET

EAST OXFORD OX4 3AW

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East Oxford OX4 3AW

A beautifully presented three bedroom period home situated on a quiet side street in the heart of East Oxford. The property has been extended and improved by the current owners and is available with no onward chain.

The ground floor accommodation comprises an entrance hall, a spacious reception room with bay window, a kitchen, and a shower room.

On the first floor there are two double bedrooms and a family bathroom.

On the second floor is the master bedroom with a Juliet balcony and ensuite bathroom.

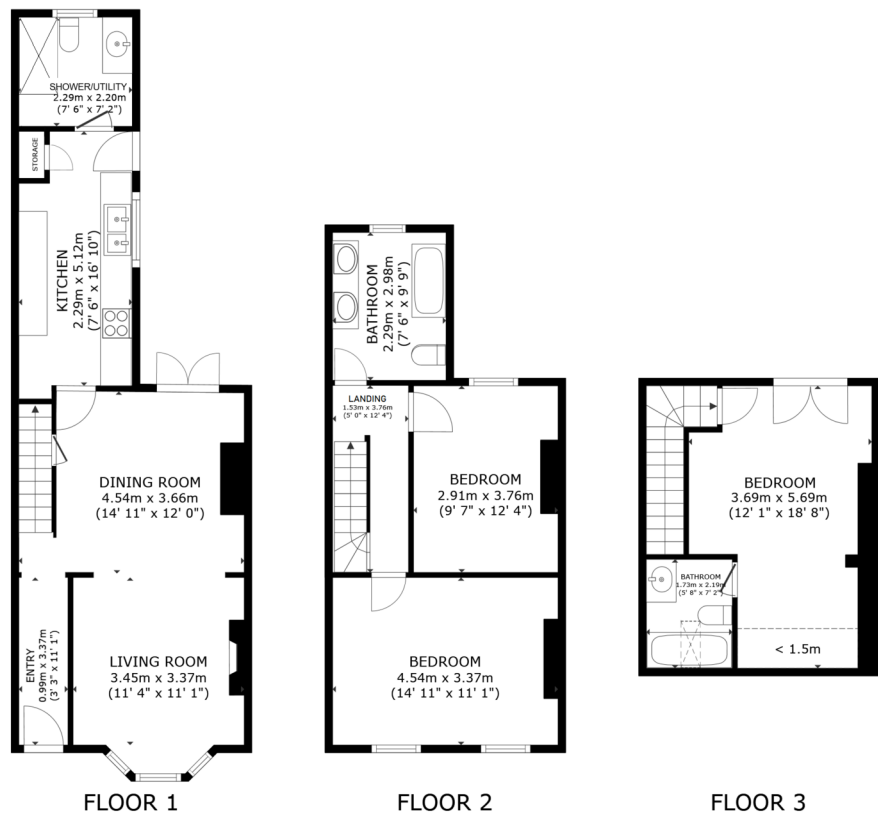


GUIDE PRICE

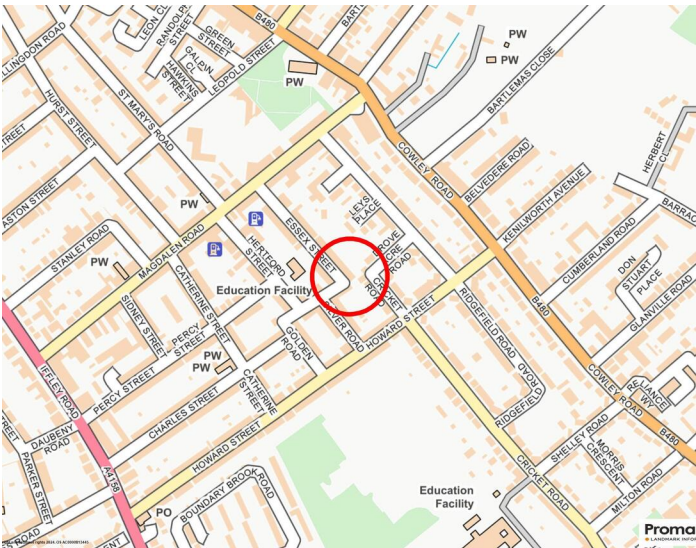
£700,000







GROSS INTERNAL AREA
FLOOR 1 50.4 sq.m. (543 sq.ft.) FLOOR 2 39.9 sq.m. (429 sq.ft.) FLOOR 3 22.7 sq.m. (245 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 1.9 sq.m. (21 sq.ft.)
TOTAL : 113.0 sq.m. (1,217 sq.ft.)



Council Tax:
Band D - £2554.37

Parking:
Permit on-street parking

Local Authority:
Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

“LOCATION COMMENT

Essex Street is located in the heart of East Oxford and is popular with owner occupiers due to a strong local community and the wide array of amenities in the local area. It is well placed for access to the Cowley and Iffley Roads, a short walk to the interesting selection of shops on Magdalen Road, the Rusty Bicycle pub and the Magdalen Arms gastropub.



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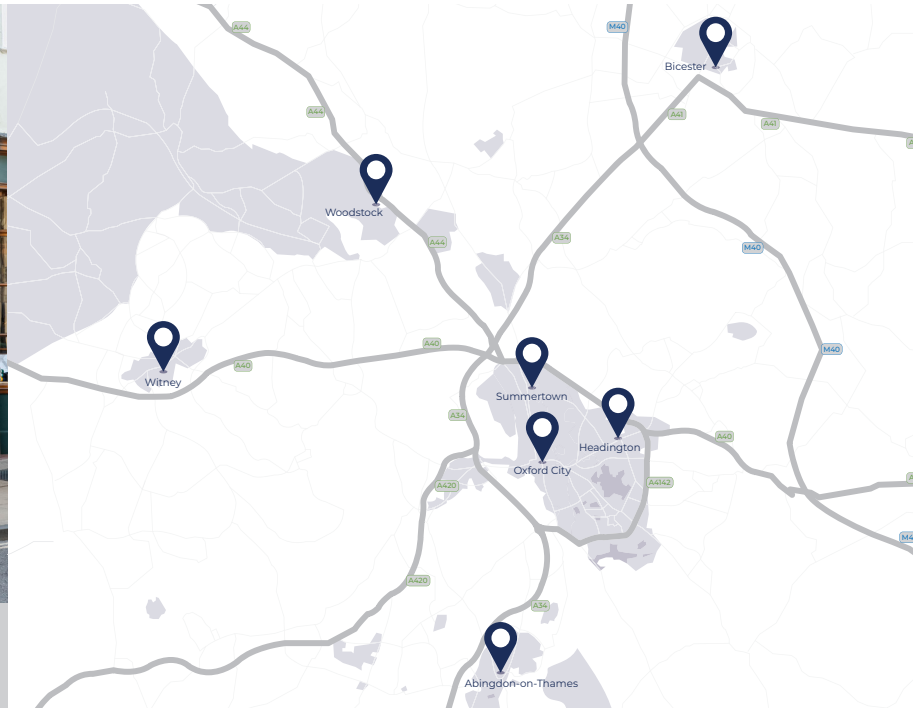
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