

77C ST. CLEMENTS STREET

OXFORD OX4 1AW

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Oxford OX4 1AW

A substantial end-of-terrace townhouse arranged over four floors and currently configured as a fully licensed student HMO, situated in one of Oxford's most vibrant and consistently sought-after locations. The property offers an exceptional investment opportunity or a large home for professionals/families alike.

The accommodation extends to approximately 1,788 sq.ft with the ground floor comprising a spacious front reception room, kitchen and separate dining room/utility with direct access onto the rear garden. Across the upper floors are six well-proportioned bedrooms and bathroom facilities.

To the rear, the property benefits from a particularly attractive walled garden with extensive paved entertaining space, mature trees and built-in seating, providing a rare and private outdoor setting for a central Oxford HMO.

The property is currently let as a student HMO with an existing rental income of up to £5,250.



6



2



2



36.4ft courtyard

GUIDE PRICE

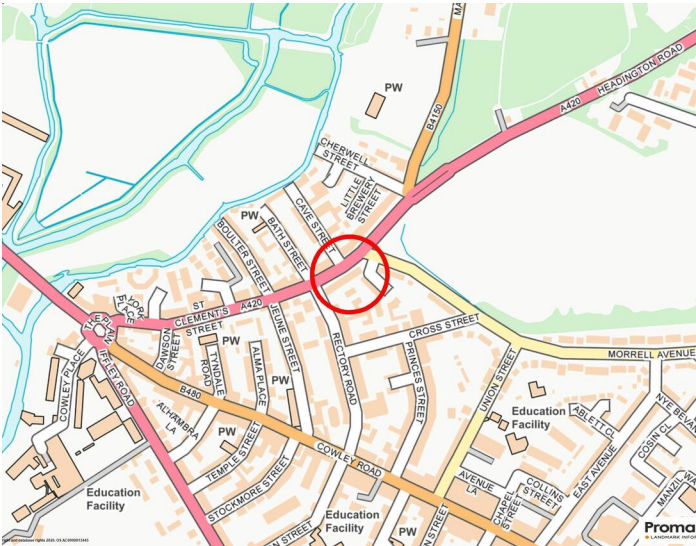
£900,000







GROSS INTERNAL AREA
FLOOR 1: 517 sq ft, 48.07 m², FLOOR 2: 430 sq ft, 39.95 m², FLOOR 3: 435 sq ft, 40.41 m², FLOOR 4: 406 sq ft, 37.69 m²
TOTAL: 1788 sq ft, 166.13 m²



Council Tax:
Band E - £3270.10

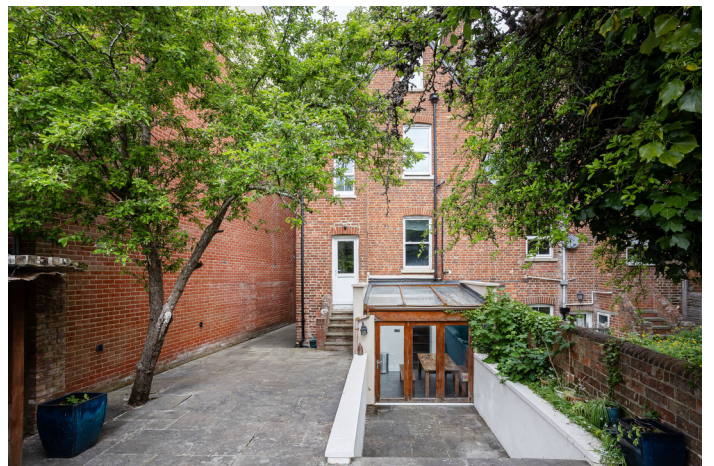
Parking:

Local Authority:
Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(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

St Clements remains one of Oxford's strongest rental locations, perfectly placed for access to the universities, hospitals and the wide range of independent cafés, restaurants and amenities that make the area so popular with students and professionals alike.



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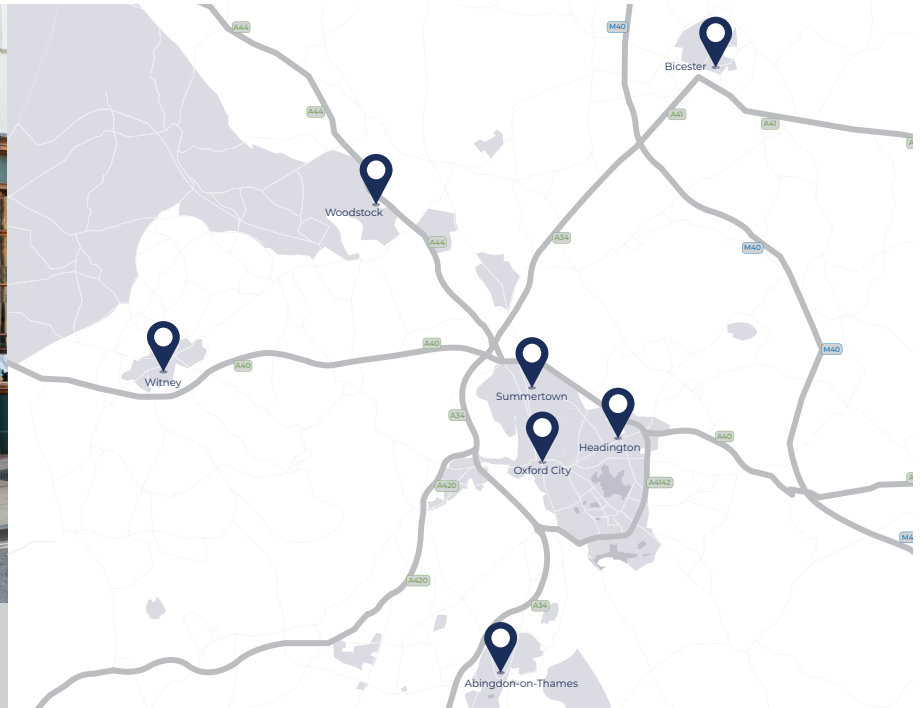
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