

17 RECTORY ROAD

EAST OXFORD OX4 1BU

17 Rectory Road

East Oxford OX4 1BU

A spacious five bedroom family home offering flexible accommodation with accommodation laid out over four floors.

The property benefits from having a garden with rear access and is only a 15 minute walk from Oxford city centre.

The ground floor accommodation comprises an entrance hall, a large "knocked through" reception room with bay window to the front, and a kitchen/ breakfast room. On the lower ground floor there is a double bedroom, a study/ bedroom, and a shower room.

On the first floor there is a large double bedroom, a second double bedroom, and family bathroom.

The master bedroom is located on the second floor and has an ensuite shower room. To the rear of the property there is an easy to maintain garden with gated rear access.



48.8ft garden

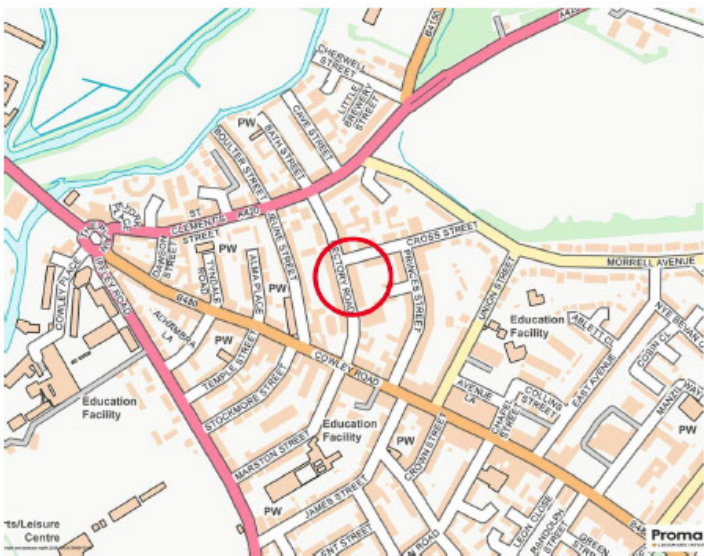
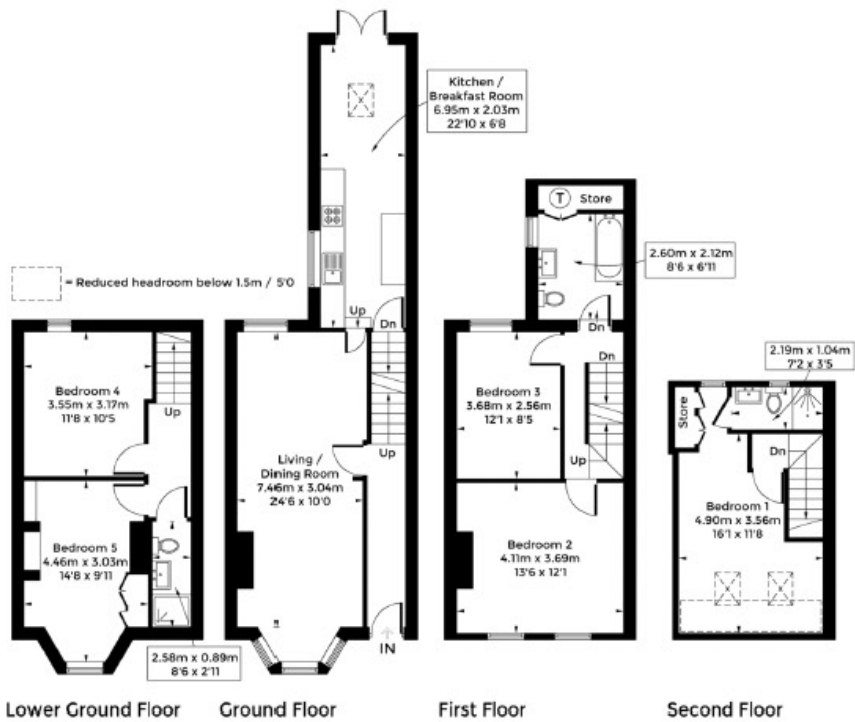
GUIDE PRICE

£700,000





Approximate Gross Internal Area = 136.6 sq m / 1470 sq ft



Council Tax:
Band D - £2675.54

Parking:
On-street parking

Local Authority:
Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	66	
(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

Rectory Rd is located between St. Clements St and Cowley Rd. There are a large range of shops, restaurants and bars within walking distance and South Park is only two minutes away on foot.



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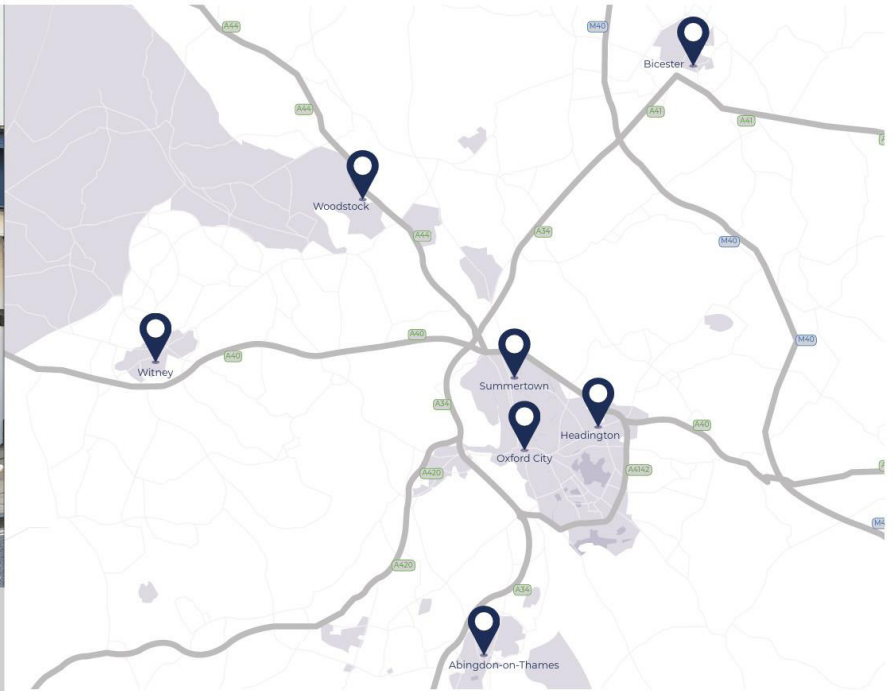
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