

31 Buckingham Street

GRANDPONT OX1 4LH

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A spacious Victorian terraced home situated just a short walk from Oxford City Centre. Formerly arranged as an HMO, the property is now offered with vacant possession, presenting an excellent opportunity to create a spacious family home. The ground floor comprises entrance hall, two reception rooms and an upgraded, extended kitchen/dining room. The property further benefits from a recently renovated bathroom, a separate cloakroom, replacement doubleglazed windows and new flooring throughout. On the first floor, there is a large master bedroom accompanied by two further bedrooms.

To the rear, the property enjoys an enclosed private garden whilst the front of the property has been re-paved. The property offers scope for future expansion, including the potential for a sidereturn extension and a loft conversion, both subject to planning permission.

GUIDE PRICE

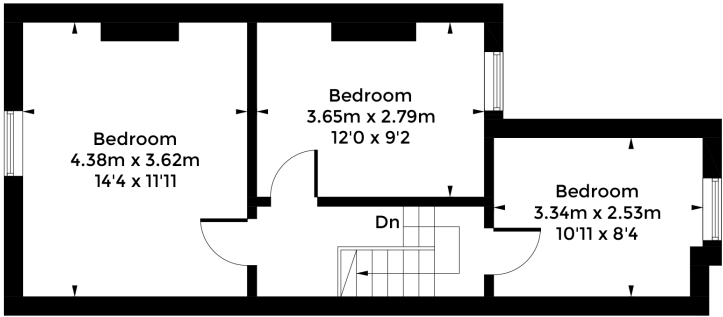
£585,000





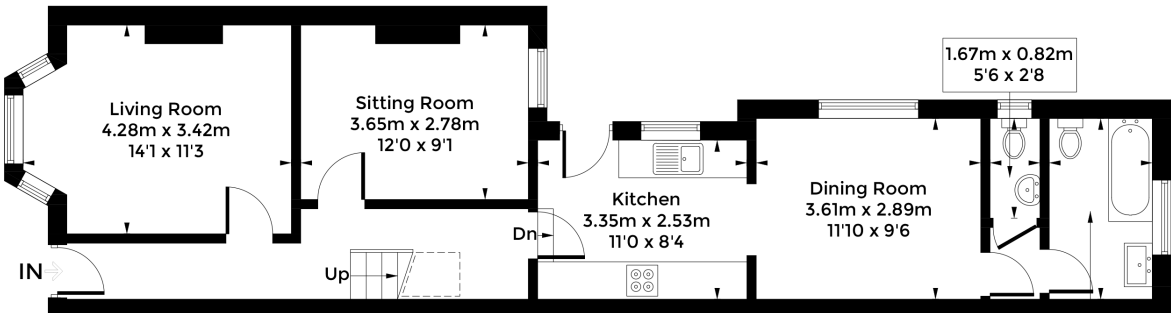


Approximate Gross Internal Area = 103.0 sq m / 1109 sq ft

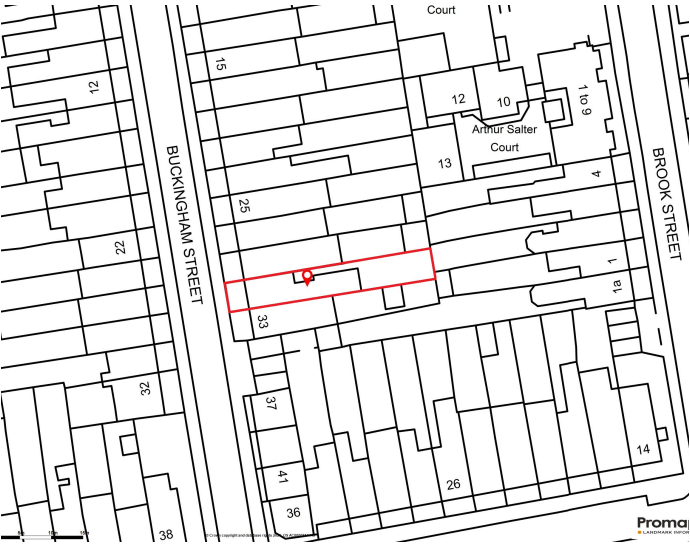


First Floor

 = Reduced headroom below 1.5m / 5'0



Ground Floor



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	63	76
EU Directive 2002/91/EC		

Spacious Victorian home

Buckingham Street is located in Grandpont, only a few minutes' walk into Oxford city centre and close proximity to the Westgate, offering a good variety of shops, restaurants and a cinema. The train station is approx. 20 minutes walk and the River Thames is near by offering stunning riverside walks. Hinksey Park with its outdoor heated pool is also only ten minutes' walk away.



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Oxford City Centre

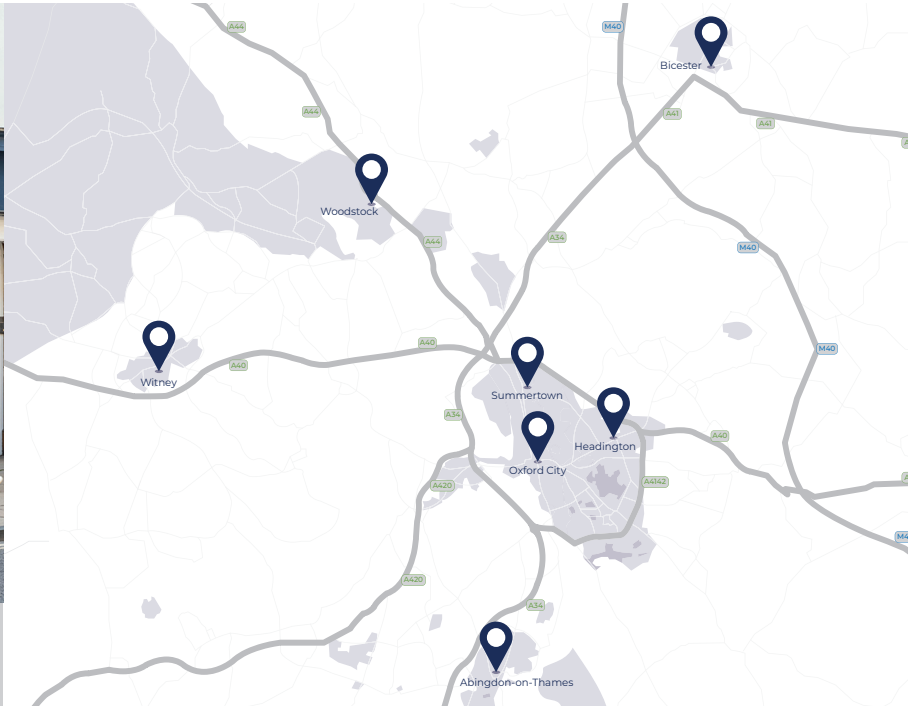
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