

# 88 CHARLES STREET

EAST OXFORD OX4 3AS

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East Oxford OX4 3AS

A characterful three bedroom home in enviable East Oxford location. Available with no onward chain, a well-presented home on Charles Street. The property comprises entrance hall, 2 reception rooms, a kitchen overlooking the terrace with bedroom three at the rear of the property.

On the first floor there is a primary double bedroom to the front with an original fireplace and a further bedroom, suitable for a double bed, and a family bathroom with shower over bath.

To the rear is a courtyard garden.

## GUIDE PRICE

**£400,000**



3



2



1



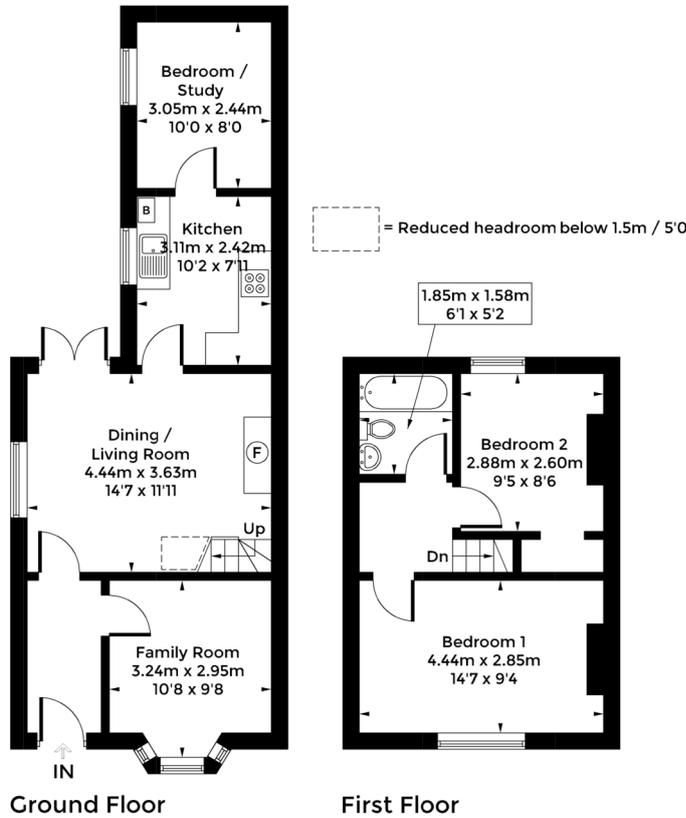
Courtyard garden







Approximate Gross Internal Area = 75.4 sq m / 811 sq ft



**Council Tax:**  
Band D - £2554.37

**Parking:**  
On street parking

**Local Authority:**  
Oxford City Council

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>87</b> |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | <b>61</b>               |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC |           |

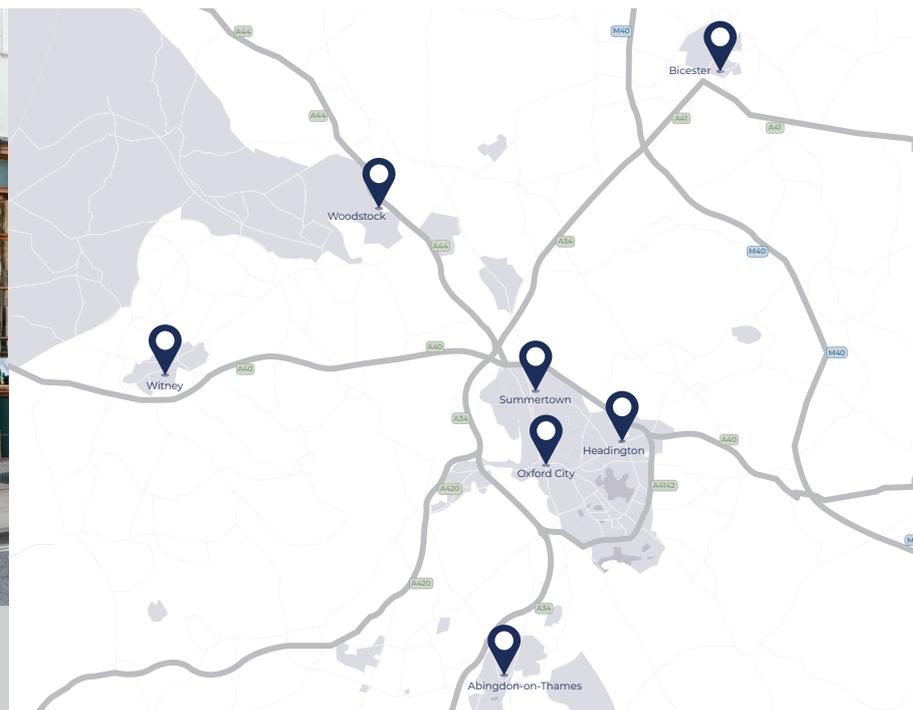
# LOCATION COMMENT

*Charles Street is a popular East Oxford side road well placed for access to the Cowley and Iffley Roads. There is a good range of local amenities within walking distance including Silvies Cafe, The Magdalen Arms, and The Missing Bean coffee roastery and cafe.*



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Breckon & Breckon  
est. 1947



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e: newhomes@breckon.co.uk

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t: 01865 558 999  
e: land@breckon.co.uk

## Letting and Property Management

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e: lettings@breckon.co.uk

## Creative Department

t: 01865 310 300  
e: creative@breckon.co.uk

## Bespoke by Breckon

t: 01865 765 555  
e: bespoke@breckon.co.uk



FROM LEFT:  
Millie Carless, George Houlbrooke,  
Eoin Kehoe



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