

# 47 BOTLEY ROAD

WEST OXFORD OX2 0BP

# 47 Botley Road

West Oxford OX2 0BP

A three-bedroom Victorian terraced home with the benefit of a south facing garden and no onward chain.

The house comes to the market in need of extensive refurbishment throughout and has the potential to extend (subject to the usual consents).

The ground floor accommodation comprises an entrance hall, a spacious sitting room with bay window, a dining room, kitchen, and WC.

On the first floor there are two spacious double bedrooms, a single bedroom and a shower room.

To the rear of the property there is a south facing garden.

## GUIDE PRICE

**£400,000**

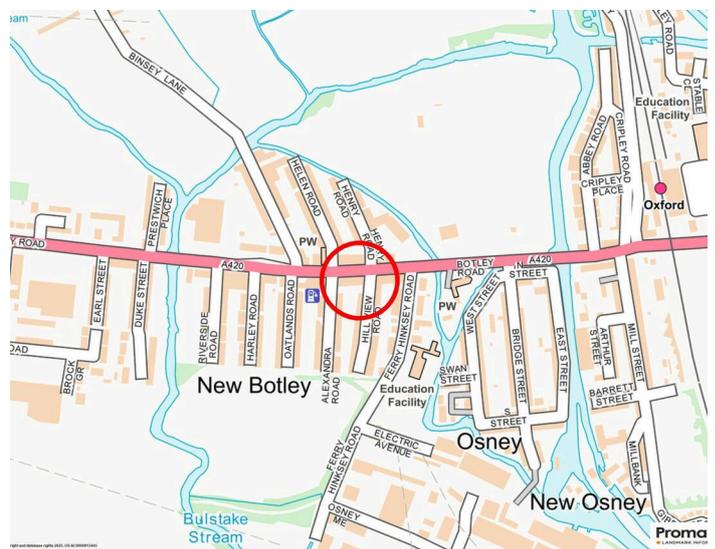
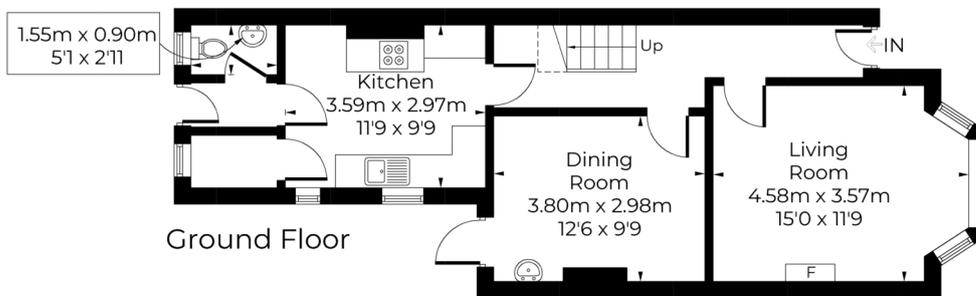
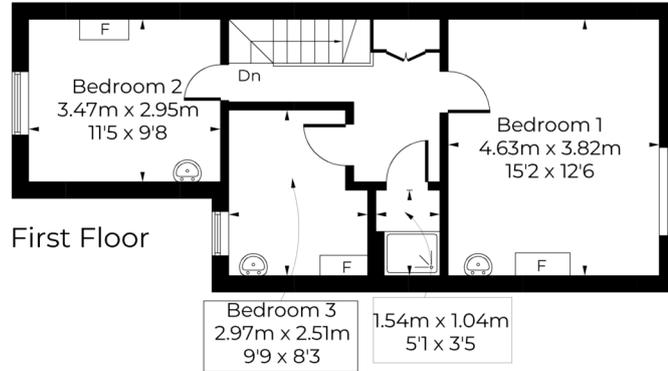


49.8ft from side return





Approximate Gross Internal Area = 99.6 sq m / 1072 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>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(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	

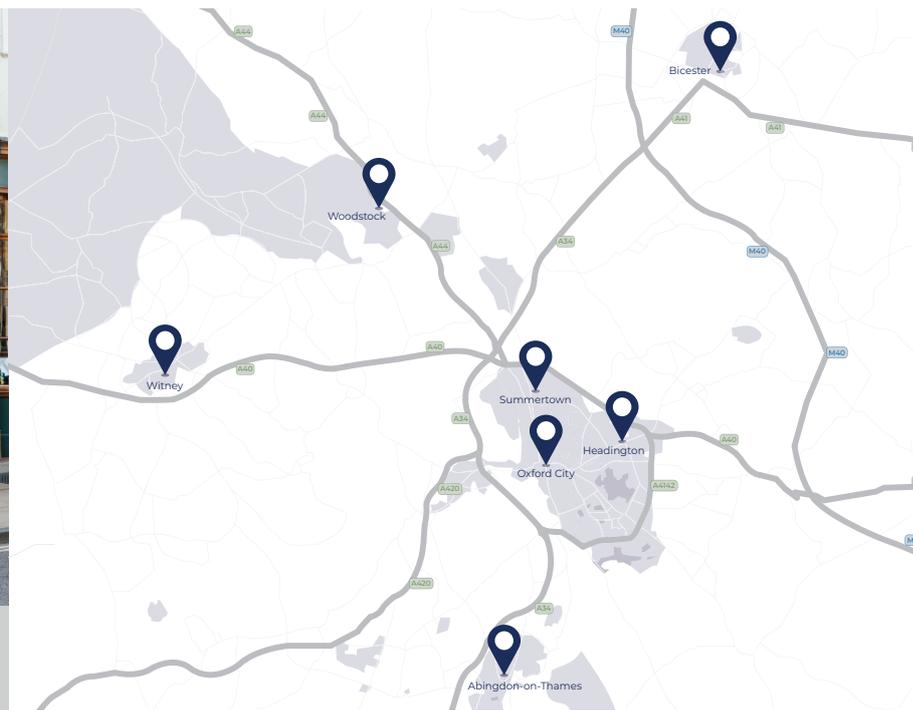
# LOCATION COMMENT

*The property is located on the Botley Road, circa 0.6 miles from Oxford city centre. The train station is only a 5 minute walk from the property, making it ideal for those that regularly commute into London. There are a range of local amenities within walking distance including a Waitrose, Aldi, and local primary school.*



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