

# 46 PERCY STREET

EAST OXFORD OX4 3AF

# 46 Percy Street

East Oxford OX4 3AF

A three bedroom Victorian home located on a desirable street in the heart of East Oxford.

This unique property is situated on the corner of Percy Street and Catherine Street and benefits from a purpose built garden studio/ home office.

The ground floor accommodation comprises a spacious reception room with bay window and working fireplace, a kitchen, and family bathroom.

On the first floor there is a generous double bedroom with dual aspect windows, and two further bedrooms.

There is a low maintenance garden that wraps around the house with a purpose built home office and raised decked area that gets the afternoon and evening sun.



## GUIDE PRICE

O.I.E.O. £500,000



Side & front garden

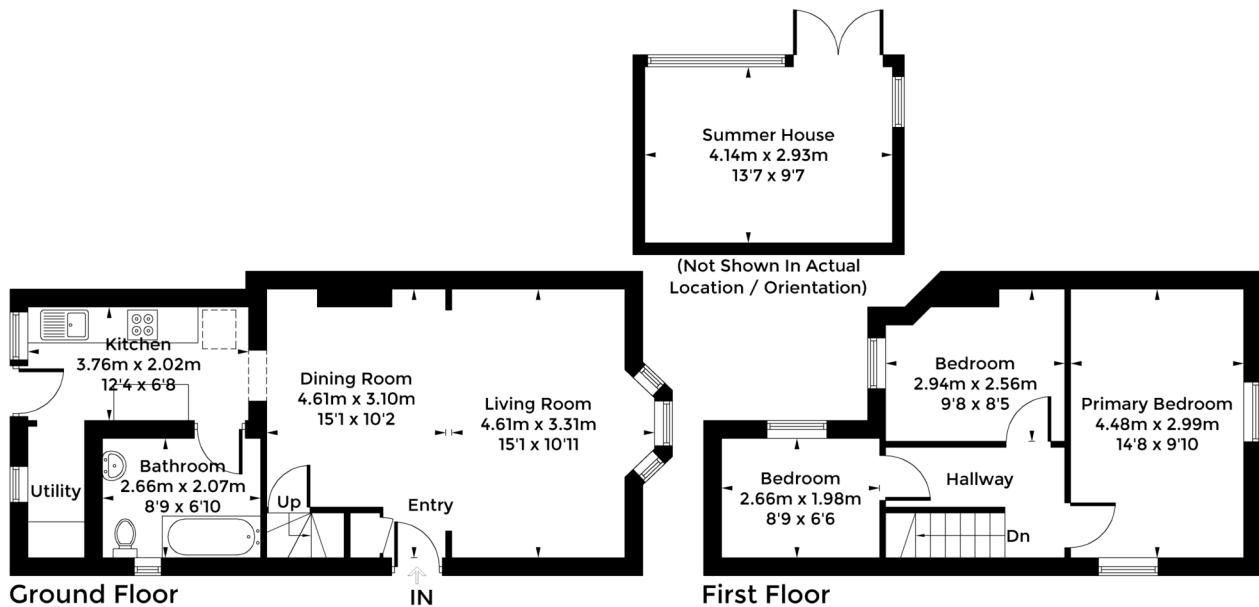








Approximate Gross Internal Area = 77.4 sq m / 833 sq ft  
 Garage = 12.2 sq m / 131 sq ft  
 Total = 89.6 sq m / 964 sq ft



### Council Tax:

Band D - £2554.37

### Parking:

Permit 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>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	38	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



# “LOCATION COMMENT

*Percy Street is a charming side road located in the popular area of East Oxford. There are several amenities located within walking distance such as a Co-Op, The Rusty Bicycle, The Magdalen Arms and Elle's Deli.*





## OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon  
est.1947



**Every office** has access to  
**every buyer** registered across  
our network of seven offices.

Sharing a single database of  
buyers ensures maximum  
exposure for our clients.

### Oxford City Centre

118 High Street  
Oxford  
OX1 4BX

t: 01865 244 735  
e: post@breckon.co.uk



FROM LEFT:  
Millie Carless, George Houlbrooke,  
Eoin Kehoe



### Summertown

t: 01865 310 300 (sales)  
t: 01865 20 1111 (letting)  
e: summertown@breckon.co.uk

### Headington

t: 01865 750 200 (sales)  
t: 01865 763 999 (letting)  
e: headington@breckon.co.uk

### Abingdon-on-Thames

t: 01235 550 550 (sales)  
t: 01235 554 040 (letting)  
e: abingdon@breckon.co.uk

### Witney

t: 01993 776 775 (sales)  
t: 01993 899972 (letting)  
e: witney@breckon.co.uk

### Woodstock

t: 01993 811 881 (sales)  
t: 01993 810 100 (letting)  
e: woodstock@breckon.co.uk

### Bicester

t: 01869 24 24 23 (sales & letting)  
e: bicester@breckon.co.uk

### New Homes

t: 01865 261 222  
e: newhomes@breckon.co.uk

### Land Team

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

### Letting and Property Management

t: 01865 20 1111  
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



IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.