

34 FAIRACRES ROAD

IFFLEY FIELDS, OXFORD OX4 1TF

34 Fairacres Road

Iffley Fields, Oxford OX4 1TF

A 3 double bedroom home with no chain in the desirable Iffley Fields.

This home is presented in good condition throughout having been well maintained by the current owners and benefits from backing on to the convent. The ground floor comprises, front reception room with a beautiful box bay window, a second reception room looking on to the garden, a well-equipped kitchen and a ground floor shower room.

The first-floor benefits from three spacious bedrooms and a shower room. The front bedroom, 14'9 wide with another box bay window is a really bright and airy room. There are two further double bedrooms both overlooking the garden.

There is an abundance of potential with this home for a rear, side return and loft conversion, whilst still currently in a comfortable living condition. This is subject to the usual consents.



GUIDE PRICE

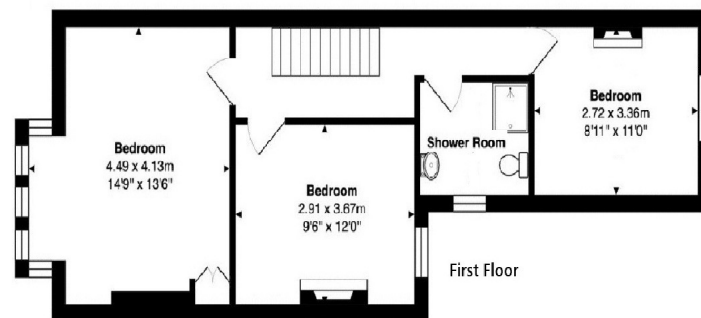
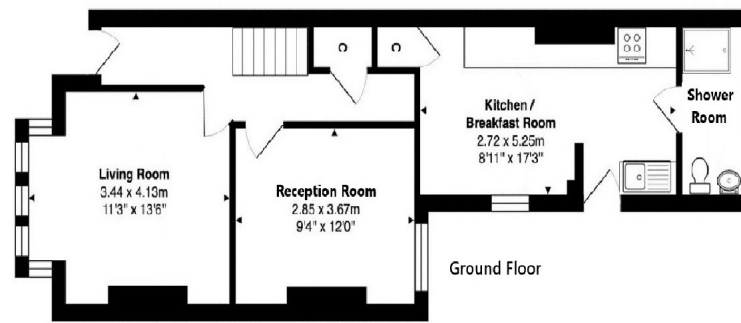
£750,000



Approx. 52.2ft







Approximate Gross Internal Area 100.8 m² ... 1085 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk



Council Tax:
Band E - £3122.01

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		81
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LOCATION COMMENT

Fairacres Road is a residential road located in the popular Iffley Fields area of East Oxford. The area has an excellent local community, a good primary school, and the very popular Chester Arms gastro pub. Surrounded by, Meadow Lane Park and Astons Eyot, the location is fantastic for families with children. The city centre is very easily accessible and there are wonderful walks along the nearby river.



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