

55 SWINBURNE ROAD

EAST OXFORD OX4 4BE

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East Oxford OX4 4BE

A well presented three bedroom terraced home with a 90 ft rear garden and driveway parking.

The ground floor accommodation comprises an entrance hall, a sitting room, kitchen/ diner, a utility room and a WC.

On the first floor there is a spacious master bedroom with stairs leading up to a useful loft room/ study, a double bedroom, single bedroom, and a family bathroom.

To the rear of the property there is a 90 ft east facing garden with side access.

There is driveway parking for one car to the front of the house.



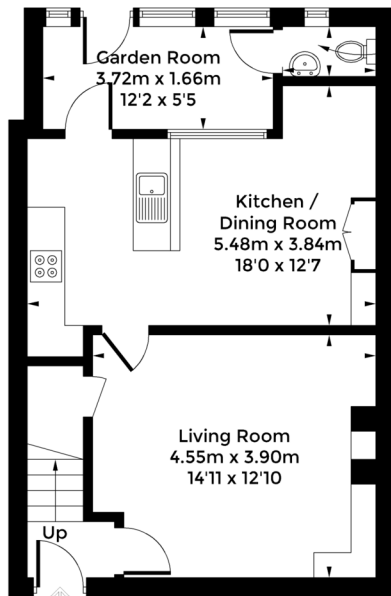
GUIDE PRICE

£460,000

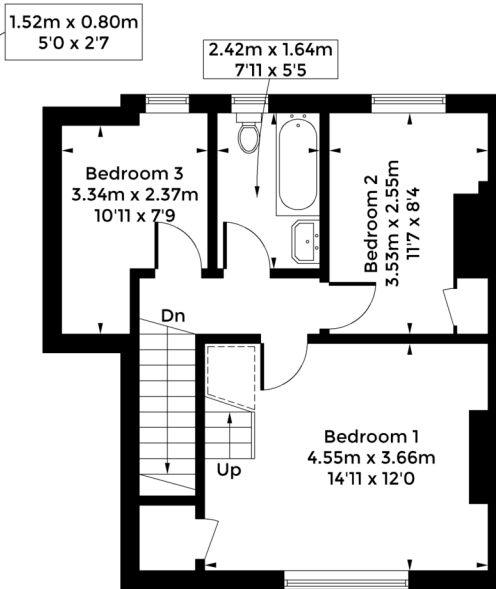




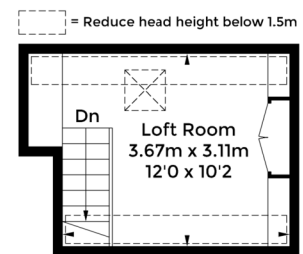
Approximate Gross Internal Area = 106.8 sq m / 1149 sq ft



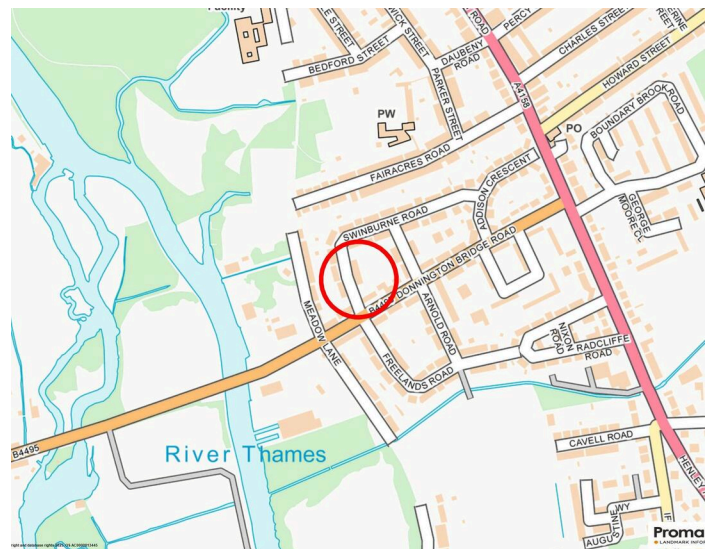
Ground Floor



First Floor



Second Floor

**Council Tax:**

Band B £1986.73

Parking:

Off-street parking for 1 car to front

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	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

“LOCATION COMMENT

Swinburne Road is located off Donnington Bridge Road and is ideally placed for those looking for easy access into Oxford city centre, and the Science and Business Parks. There are a range of local amenities within walking distance including a Co-Op, several excellent gastro pubs, and The Missing Bean coffee roastery and cafe.



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