

36 BATH STREET

EAST OXFORD OX4 1AY

36 Bath Street

East Oxford OX4 1AY

An end of terrace home with no onward chain.

Holding a great location being just 15-minute walk from the home to Oxford city centre, this end of terrace home is available with benefits including rear access and a loft conversion.

On the ground floor the home has been extended to the rear creating a spacious living/dining/kitchen area with doors on the courtyard garden. There is also a ground floor bathroom to the front.

On the first floor there are two double bedrooms and a bathroom with stairs leading to the second floor.

On the top floor there is a third double bedroom.

This home would benefit from modernisation.

The courtyard garden has vehicular access and could be used as parking.



3



1



2

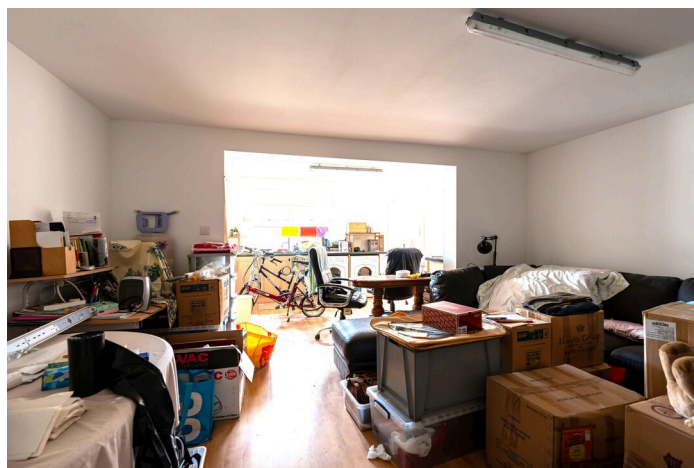


19.2ft garden

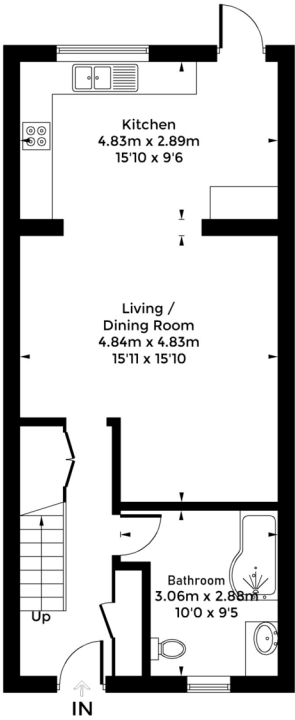
GUIDE PRICE

£510,000

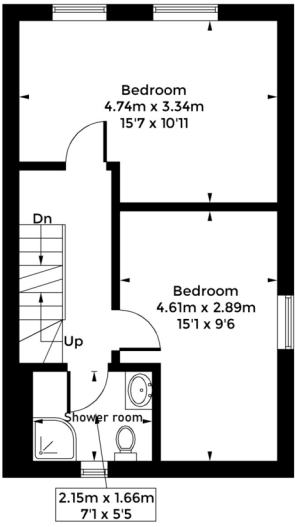




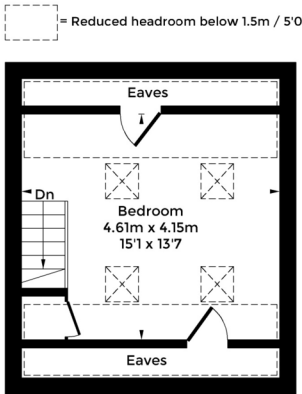
Approximate Gross Internal Area = 112.1 sq m / 1207 sq ft
(Excluding Eaves)



Ground Floor



First Floor



Second Floor



Council Tax:
Band C - £2270.55

Parking:
Off street in rear garden behind double gates

Local Authority:
Oxford City Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		78
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	67	
(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

Located in the golden triangle area of St. Clements, just a stones throw from Oxford's historic centre, the Westgate shopping centre with its range of shops and bars, and the train station the location leaves nothing to be desired.



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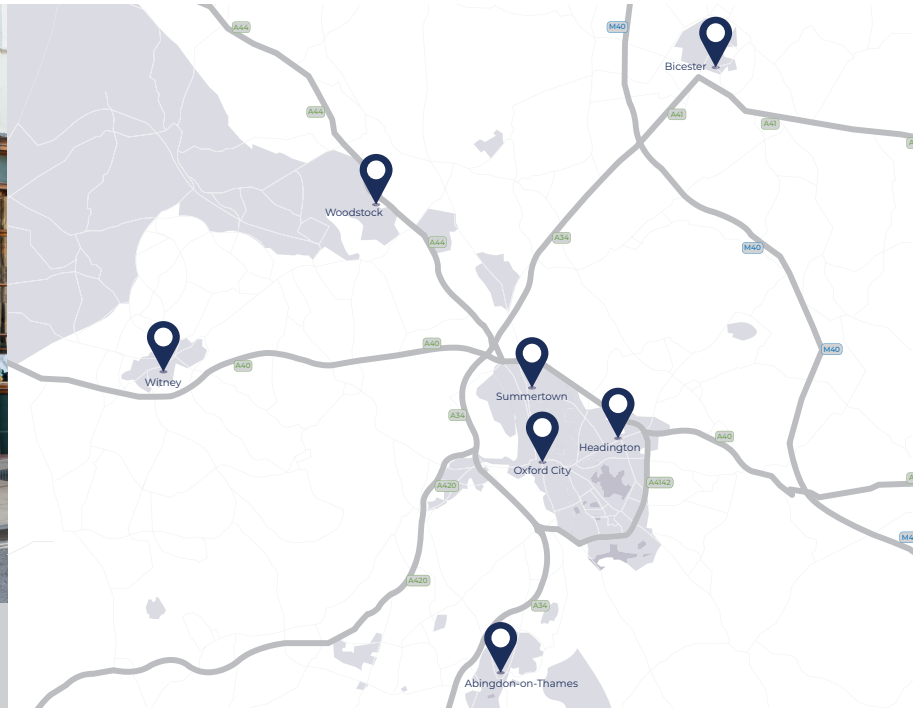
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