



32 REWLEY ROAD

OXFORD OX1 2RG

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Oxford OX1 2RG

A four-bedroom modern townhouse with accommodation laid out over three floors. The property benefits from having a south facing garden and allocated parking for one car.

The ground floor accommodation comprises an entrance hall, a kitchen, a sitting room with doors leading out onto the garden, and a WC.

On the first floor there is a master bedroom with ensuite shower room and a second double bedroom.

On the second floor are two further double bedrooms and a family bathroom.

To the rear of the property is a south facing garden with mature flower beds and a rear gate providing access directly to the allocated parking space. There are also visitor parking spaces available and the house comes with two visitor permits for the use of these.

**4****1****2****24.9ft**

GUIDE PRICE

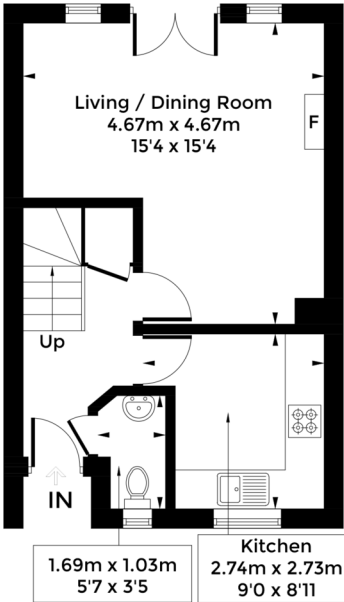
OIEO £675,000



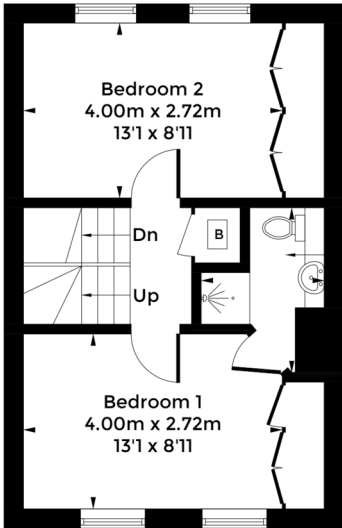




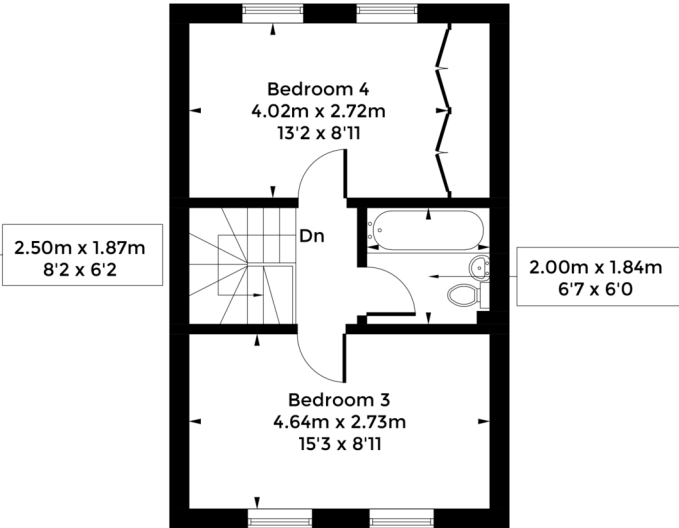
Approximate Gross Internal Area = 103.9 sq m / 1118 sq ft



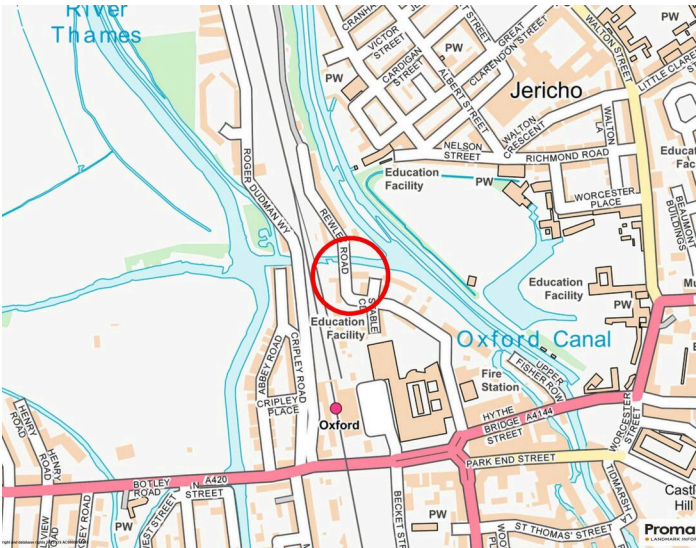
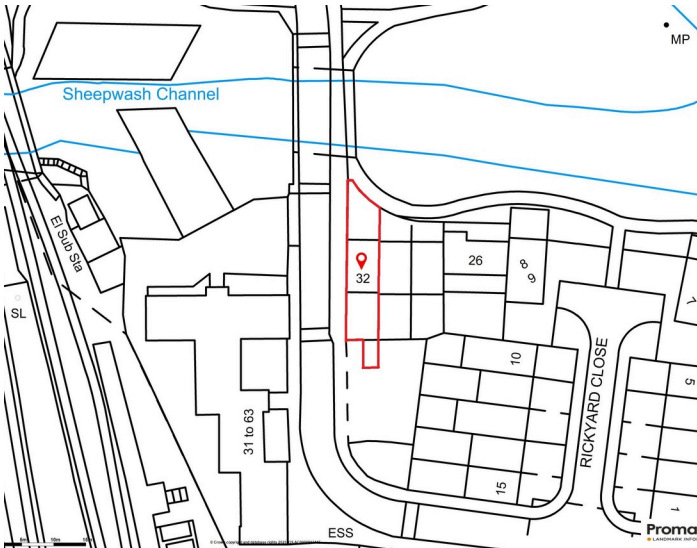
Ground Floor



First Floor



Second Floor



Council Tax:
Band E - £3122.01

Parking:
Off-street parking

Local Authority:
Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	71	
(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

Situated in the popular Rewley Park development, the property is just a few minutes' walk away from the Westgate shopping centre, various bars and restaurants, and the Said Business School. It is ideally located next to the train station and near the bus station for frequent public transport links to London.



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