

54 ARGYLE STREET

IFFLEY FIELDS, OXFORD OX4 1SS

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Iffley Fields, Oxford OX4 1SS

A three-storey home in the sought after Iffley Fields with no onward chain.

Available for the first time in over 60 years, this home is an excellent opportunity to renovate and make a beautiful family home. There is plenty of scope for extensions (subject to the usual consents). On the lower ground floor there is a reception room, kitchen and shower room W.C. There is access on to the west facing garden from this level. The front of the home has access to the front reception room accessed externally via steps.

The first floor has two spacious rooms and a shower room which would be suitable as two double bedrooms or a reception room and double bedroom, the front room featuring a box bay window. The second floor has a further two double bedrooms.



4



1



2



Approx. 78.7ft

GUIDE PRICE

£775,000

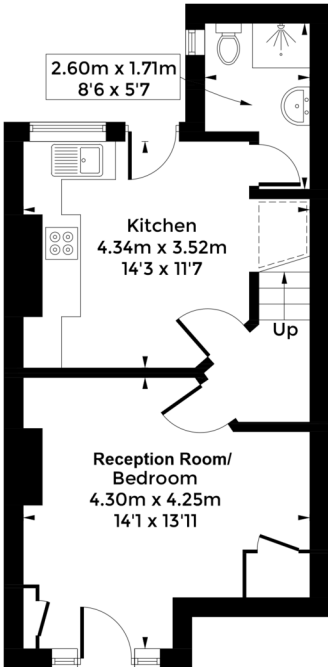




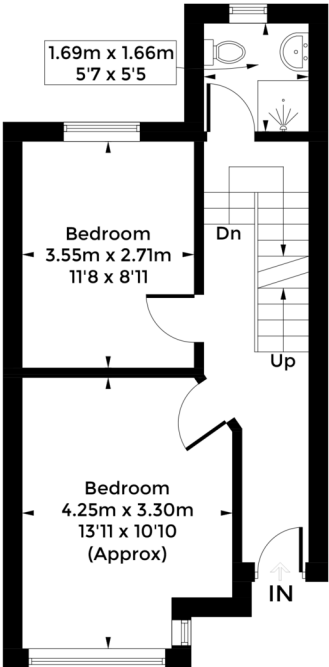
Approximate Gross Internal Area = 106.1 sq m / 1142 sq ft



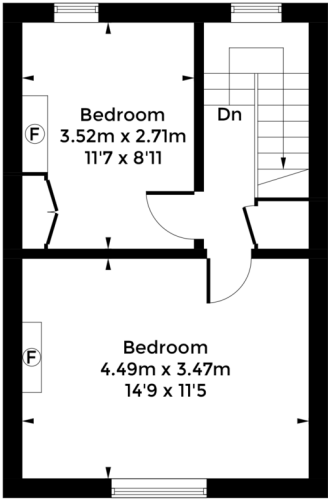
 = Reduced headroom below 1.5m / 5'0



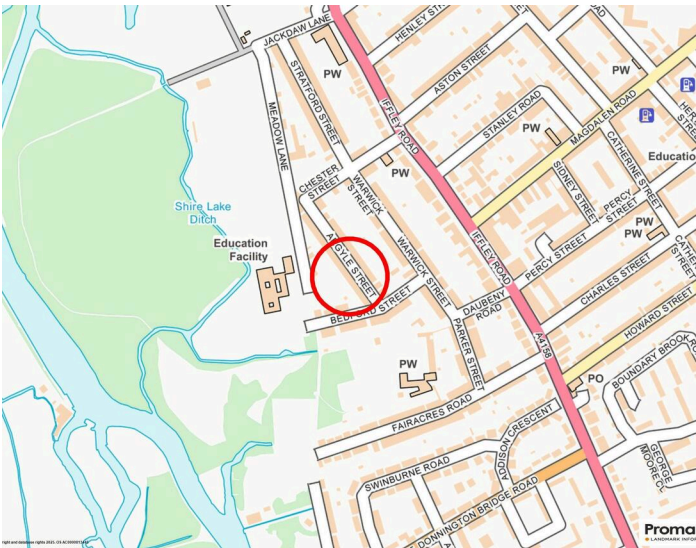
Lower Ground Floor



Ground Floor




First Floor



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 | | 82 |
| (69-80) | C | | |
| (55-68) | D | 58 | |
| (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

Argyle Street is located in the popular Iffley Fields area, approx. 1 mile east of the City Centre with a good primary school, local shops within walking distance, and the well renowned Chester Arms gastro pub.



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