

46 PERCY STREET

EAST OXFORD OX4 3AF

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East Oxford OX4 3AF

A three bedroom Victorian home located on a desirable street in the heart of East Oxford.

This unique property is situated on the corner of Percy Street and Catherine Street and benefits from a purpose built garden studio/ home office.

The ground floor accommodation comprises a spacious reception room with bay window and working fireplace, a kitchen, and family bathroom.

On the first floor there is a generous double bedroom with dual aspect windows, and two further bedrooms.

There is a low maintenance garden that wraps around the house with a purpose built home office and raised decked area that gets the afternoon and evening sun.



GUIDE PRICE

O.I.E.O. £475,000

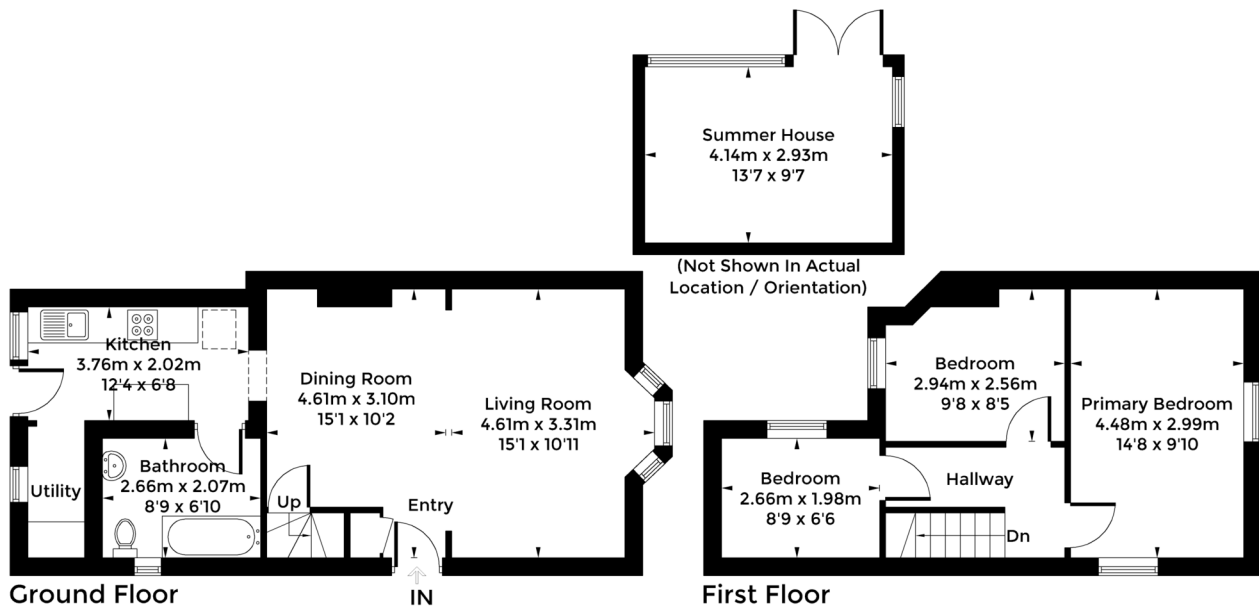


Side & front garden





Approximate Gross Internal Area = 77.4 sq m / 833 sq ft
 Garage = 12.2 sq m / 131 sq ft
 Total = 89.6 sq m / 964 sq ft



Council Tax:

Band D - £2554.37

Parking:

Permit on-street parking

Local Authority:

Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

“LOCATION COMMENT

Percy Street is a charming side road located in the popular area of East Oxford. There are several amenities located within walking distance such as a Co-Op, The Rusty Bicycle, The Magdalen Arms and Elle's Deli.



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