

4 LITTLE BREWERY STREET

ST. CLEMENTS, OXFORD OX4 1BJ

4 Little Brewery Street

St. Clements, Oxford OX4 1BJ

A modern four-bedroom detached house with off street parking and an HMO license for four sharers.

Located just off St. Clements, the property offers easy access to both the city centre and the Headington hospitals.

The ground floor accommodation comprises an entrance hall, a bedroom and a WC. On the first floor there is a spacious open plan kitchen/ dining/ living room, and a bedroom.

On the second floor there are two further bedrooms, a bathroom, and a shower room. There is off-street parking and a south east facing courtyard garden to the rear.



4



1



2



26.5ft

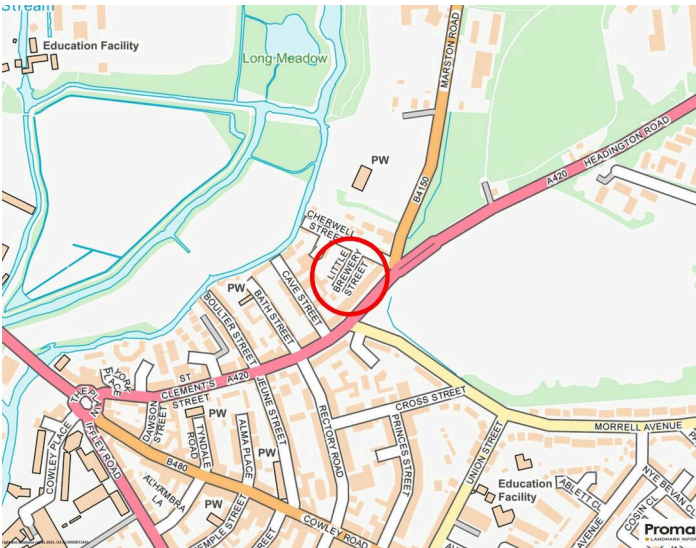
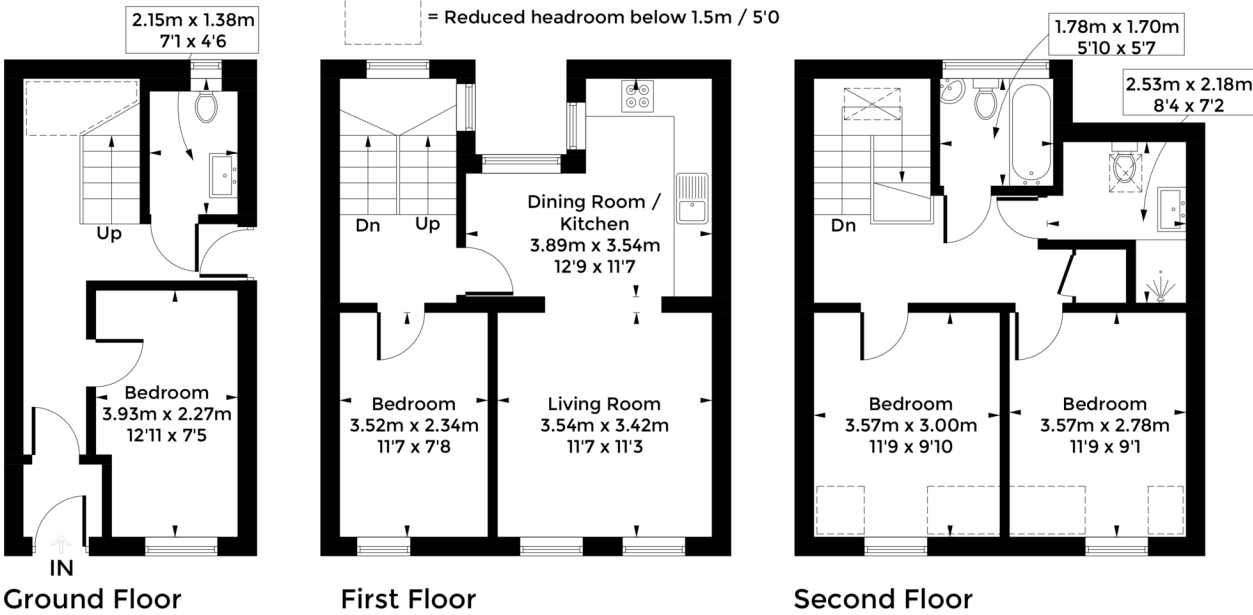
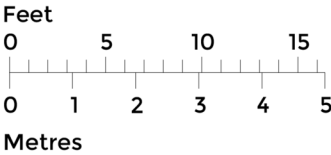
GUIDE PRICE

£575,000





Approximate Gross Internal Area = 105.3 sq m / 1133 sq ft



Council Tax:
Band D - £2554.37

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		87
(69-80)	C	77	
(55-68)	D		
(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 at the bottom of Headington Hill, Little Brewery Street overlooks South Park. The location is only a 20 minute walk from Oxford city centre and the Headington Hospitals are also within easy reach. Cowley Road with its eclectic mix of independent shops, bars and restaurants is a short walk from the property. There are also regular buses into London from the bus stop that is 2 minutes walk from the property.



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