

# 22 CRICKET ROAD

EAST OXFORD OX4 3DG

# 22 Cricket Road

East Oxford OX4 3DG

Located in East Oxford, a charming two-bedroom home with no onward chain. 22 Cricket Road is wonderfully presented and boasts stylish décor. The ground floor comprises entrance hall, spacious knocked through living / dining room with wood burning stove and bay window. To the rear is the kitchen / breakfast room which is well equipped with integrated appliances (dishwasher, washing machine, oven and hob).

The first floor has two bedrooms and a family bathroom. The primary double bedroom is full width across the front of the home and has shelving and space for wardrobe and chest of drawers. The second bedroom is overlooking the rear garden and would make a great guest bedroom, office or small double room.

The rear garden is well manicured. It is stones with raised beds, then lawn with a seating area and shed at the end.

## GUIDE PRICE

**£475,000**



2



1



1



50.5ft





Approximate Gross Internal Area = 65.6 sq m / 706 sq ft



**Council Tax:**  
Band C - £2270.55

**Parking:**  
Off-street parking

**Local Authority:**  
Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

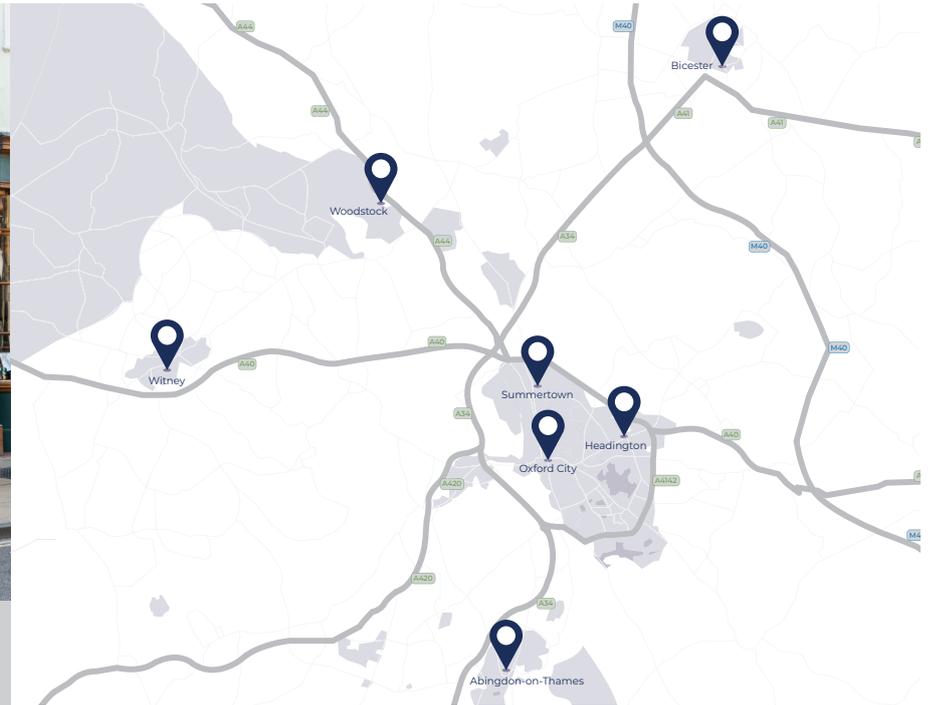
# “ LOCATION COMMENT

*This property is part of a small terrace of period houses situated close to Howard Street, well placed for access to the amenities of both Cowley and Iffley Road. The popular Magdalen Arms gastro pub, Oli's Thai and the Rusty Bicycle are all within walking distance.*



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