

# SAUSAGE COTTAGE

48 CUMBERLAND ROAD, EAST OXFORD OX4 2DA

# Sausage Cottage

48 Cumberland Road, East Oxford OX4 2DA

A beautifully presented two-bedroom terraced cottage with driveway parking for two cars and a south facing garden.

This charming home comes to the market with the benefit of having no onward chain and has a stunning purpose built garden studio with ensuite shower room.

The property has been recently renovated with a new kitchen, new boiler and restoration work to the original wooden floors some notable works done.

The ground floor accommodation comprises an entrance hall, a sitting room with period fireplace, a spacious reception room that leads through into the modern kitchen, a bathroom, and WC.

On the first floor there are two good sized double bedrooms.

To the rear of the property is a well maintained garden with a patio and impressive insulated garden studio with bi-folding doors and a shower room.



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## GUIDE PRICE

**£475,000**



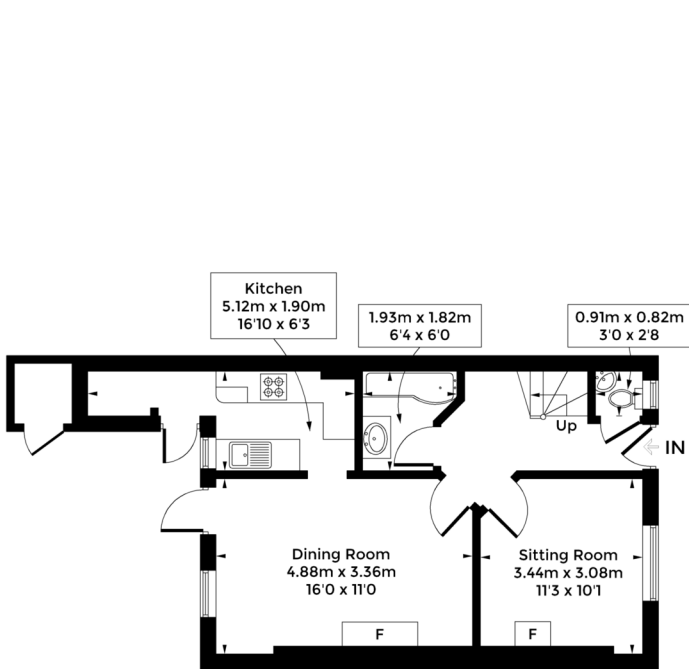
Approx. 47.2ft garden



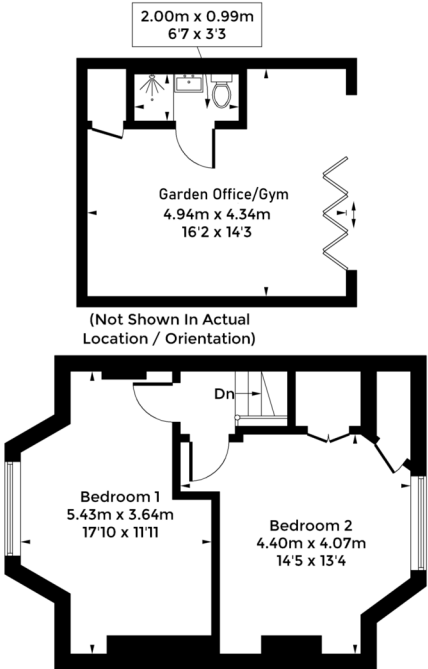




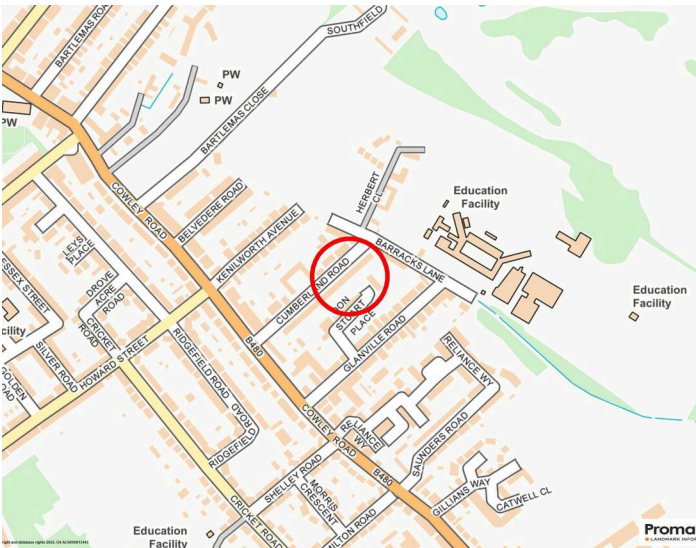
Approximate Gross Internal Area = 83.1 sq m / 894 sq ft  
(Excluding External Cupboard)  
Garden Office = 21.5 sq m / 231 sq ft  
Total = 104.6 sq m / 1125 sq ft



Ground Floor



First Floor



**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+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	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

*Cumberland Road is a residential street off Cowley Road in the popular East Oxford area, circa 1.5 miles from Oxford city centre. Cowley Road with its eclectic mix of independent shops, bars and restaurants is only a 15 minute walk from the property, and the ring road, Business Parks, and Hospitals are all within easy reach from the location.*





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