

# 54 WARWICK STREET

IFFLEY FIELDS, OXFORD OX4 1SX

Breckon & Breckon  
est. 1947

# 54 Warwick Street

Iffley Fields, Oxford OX4 1SX

A true turnkey period home on sought after side road in the highly desirable Iffley Fields area with no onward chain.

This home has a beautiful finish blending period features with modern living. The living room has been opened up to a 22ft reception room. The ground floor has wooden flooring throughout with underfloor heating.

The beautiful kitchen is completely bespoke which flows perfectly in to the dining area with a vaulted ceiling featuring sky lights and bi-folding doors.

There is a handy WC on the ground floor and, via a hidden entrance, separate stairs down to a tanked and mechanically ventilated cellar space for storage.

The first floor has a double bedroom with built in wardrobes and a generous ensuite. Bedroom three is located to the rear of the first floor and is next to a modern shower room. The third floor features a further double bedroom with built in wardrobes and ensuite shower room. All. bathrooms benefit from underfloor heating.

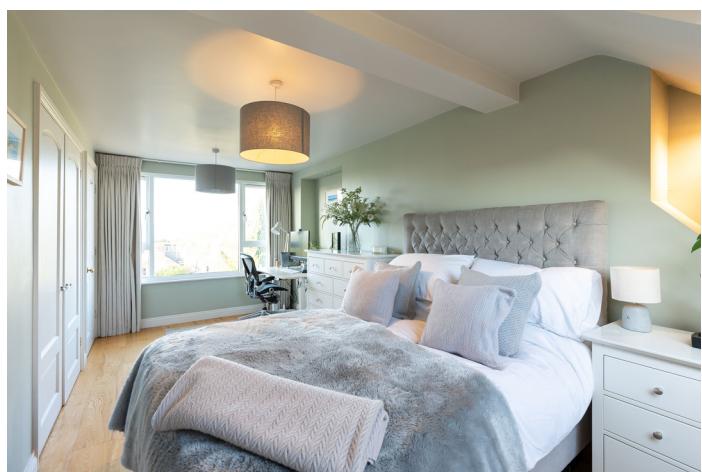
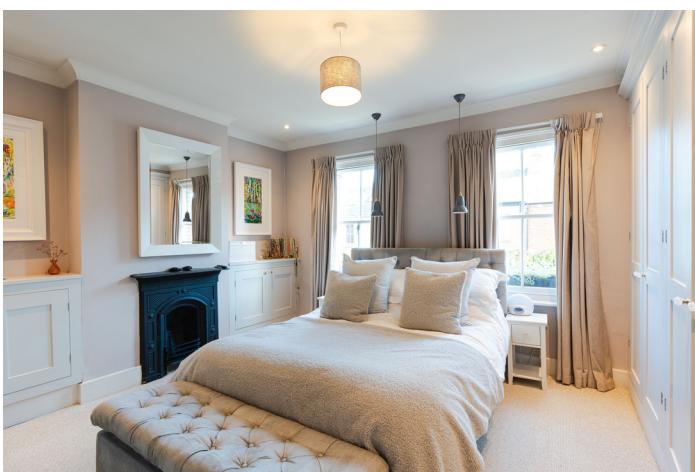


Max 62ft/outbuilding

## GUIDE PRICE

**£995,000**



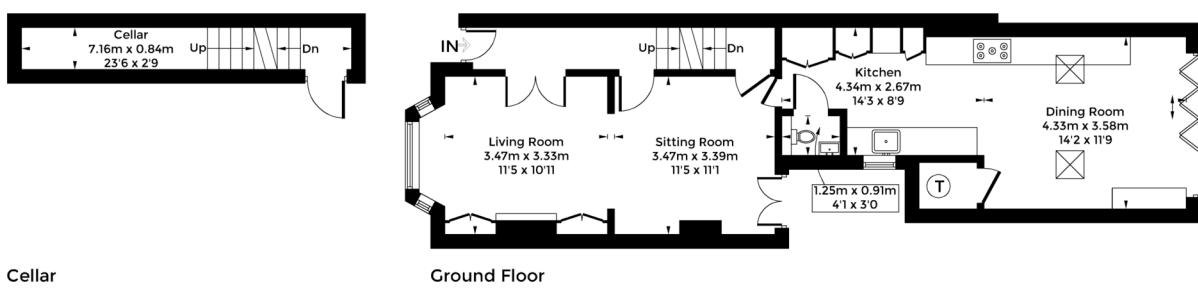
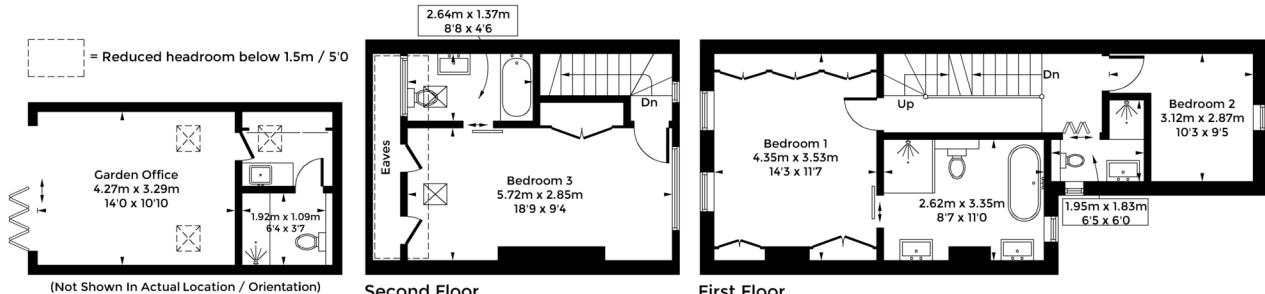


Approximate Gross Internal Area = 132.0 sq m / 1421 sq ft

Cellar = 6.5 sq m / 70 sq ft

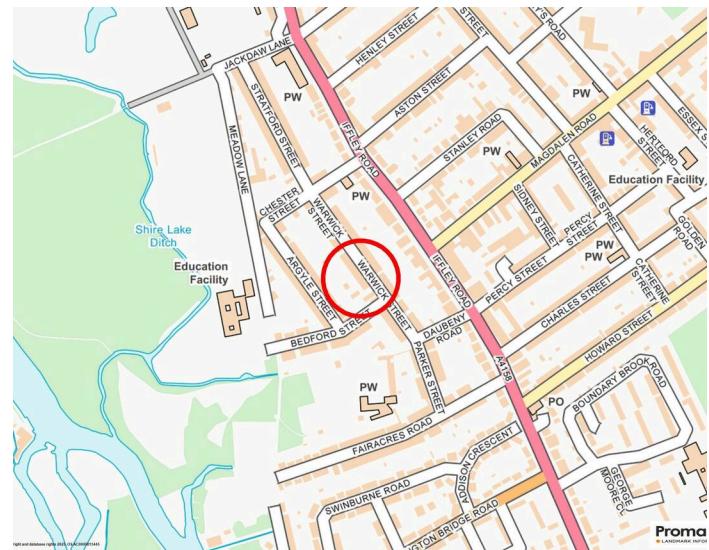
Outbuilding = 20.9 sq m / 225 sq ft

Total = 159.4 sq m / 1716 sq ft



Cellar

Ground 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	
(69-80)	C	
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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# LOCATION COMMENT

Warwick Street is located in the Iffley Fields area of East Oxford. The area is very popular with families and has a good primary school, an excellent gastro pub (The Chester Arms) and is only a few minutes' walk from Cowley Road with its eclectic mix of independent shops and restaurants. The river is nearby and offers some stunning walks along the towpath to Iffley village.



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Breckon & Breckon  
est. 1947



**Every office** has access to **every buyer** registered across our network of seven offices.

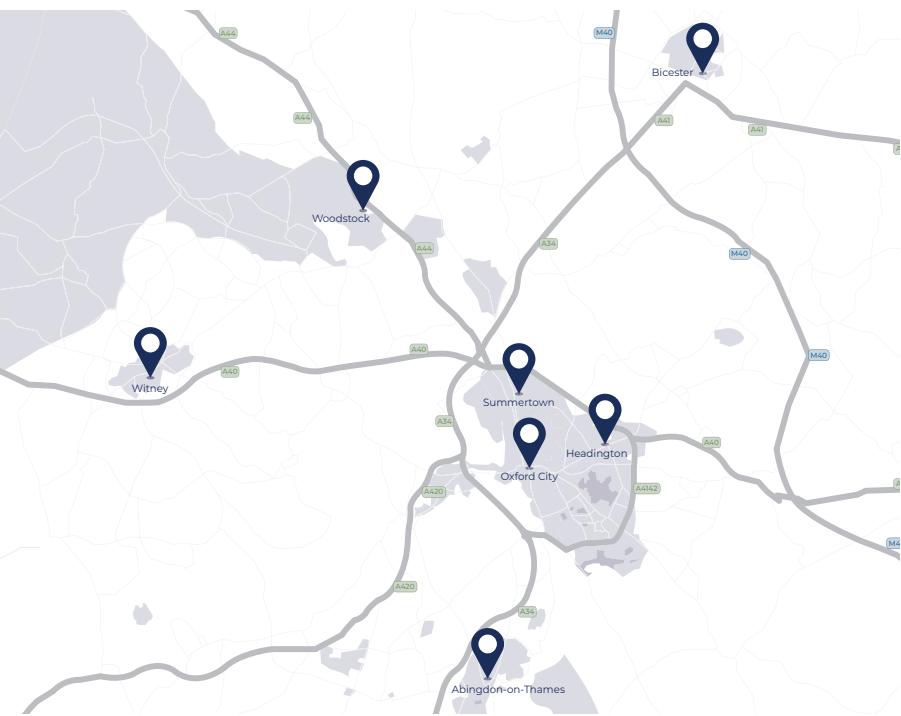
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Eoin Kehoe



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