

54 WARWICK STREET

IFFLEY FIELDS, OXFORD OX4 1SX

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.



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GUIDE PRICE

£995,000

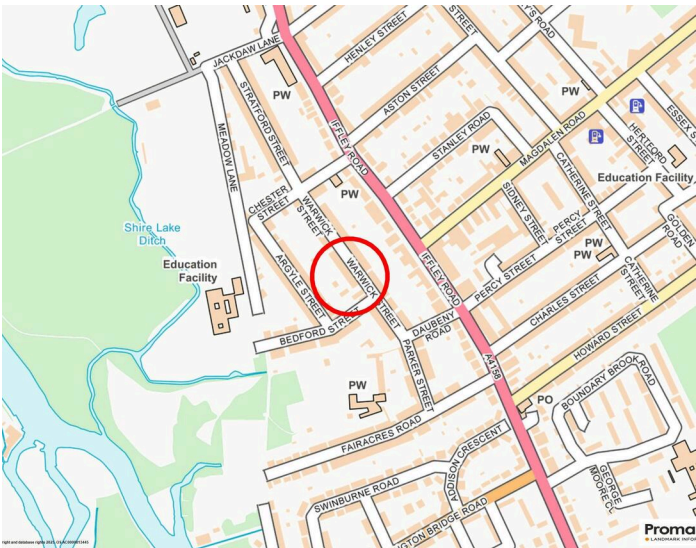
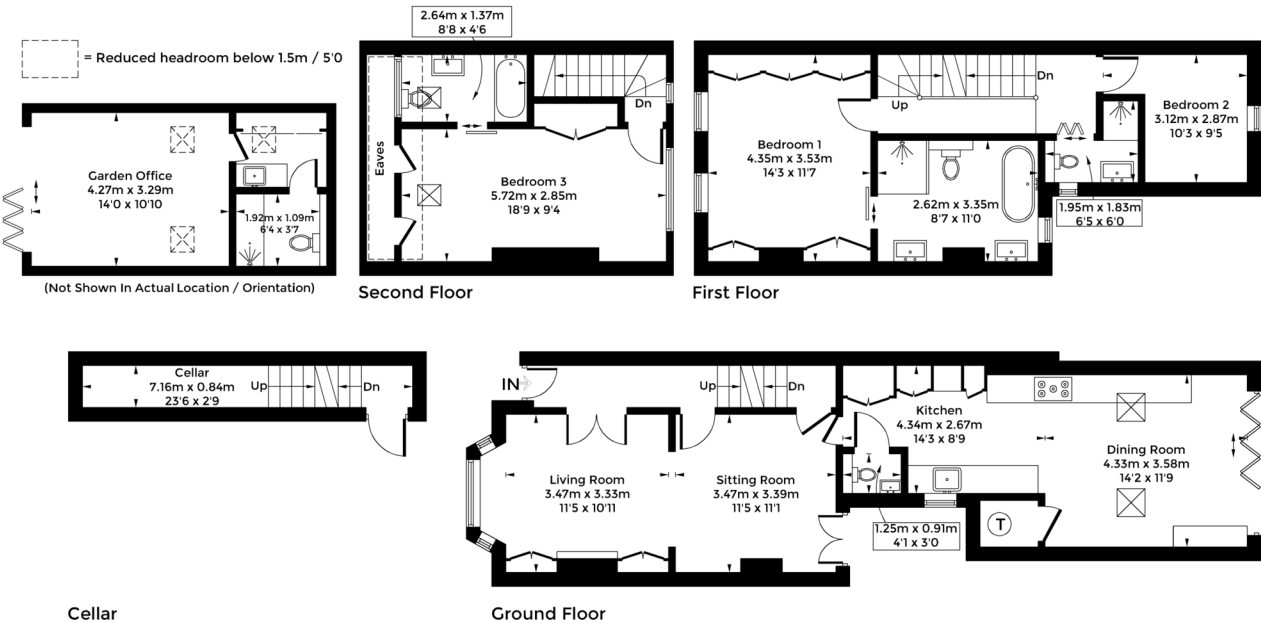


Max 62ft/outbuilding





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



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	
(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

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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t: 01865 310 300 (sales)
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e: newhomes@breckon.co.uk

Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon

t: 01865 765 555
e: bespoke@breckon.co.uk



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