

11 MARLBOROUGH ROAD

GRANDPONT, OXFORD OX1 4LW

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A beautifully presented three-bedroom Victorian home with a purpose built garden office/studio situated on the edge of Oxford city centre.

The property has been extended on the ground and second floors and is only a few minutes walk from Oxford city centre and Hinksey Park with its outdoor heated swimming pool.

The ground floor comprises an entrance hall, sitting room, dining room, and a stunning kitchen/diner with bi-folding doors opening out into the garden, and a WC/utility room. On the first floor is a large double bedroom to the front of the house, a second double bedroom, and family bathroom to the rear.

The master bedroom is located on the second floor with ensuite shower room and a Juliet balcony.

To the rear of the property is a 57 ft long east facing rear garden with a purpose built garden office/ studio.

**3****2****2****58.7ft to boundary**

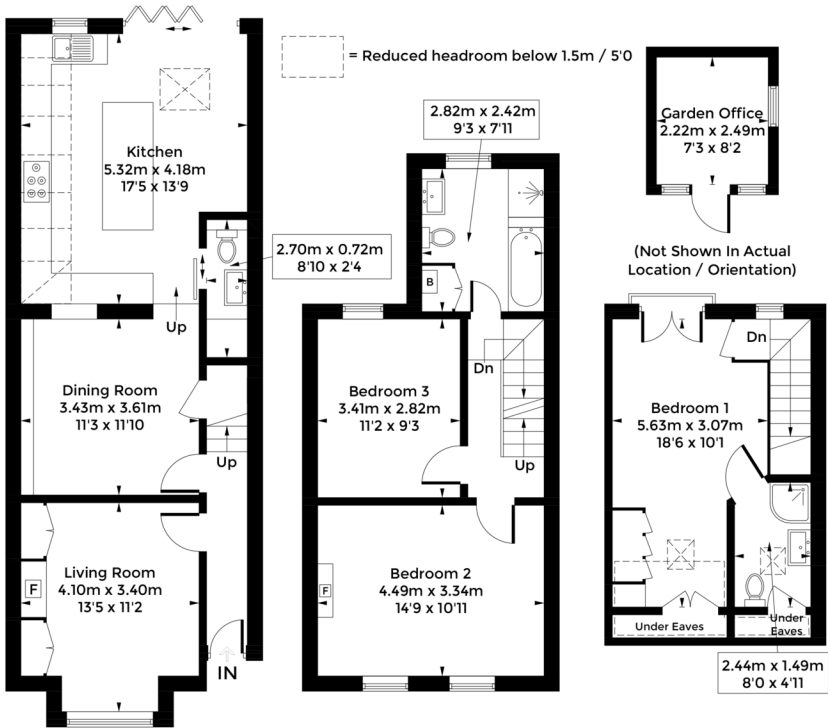
GUIDE PRICE

£750,000





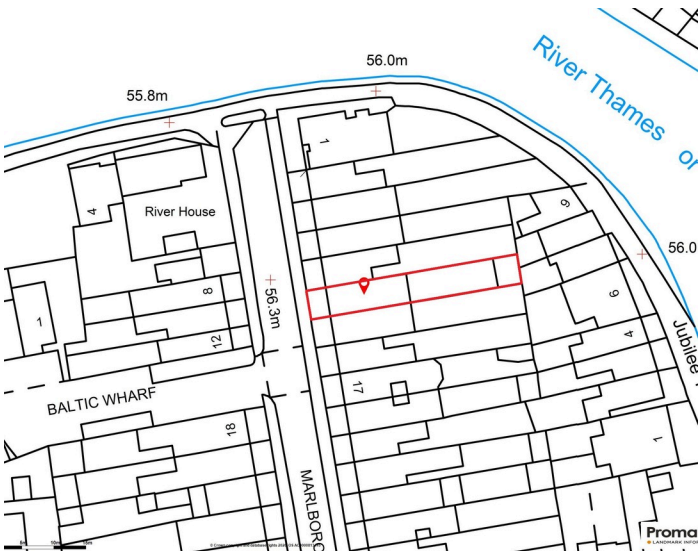
Approximate Gross Internal Area = 120.1 sq m / 1293 sq ft
Garden Office = 5.5 sq m / 59 sq ft
Total = 125.6 sq m / 1352 sq ft



Ground Floor

First Floor

Second Floor



Council Tax:
Band D - £2554.37

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 | 84 |
| (69-80) | C | |
| (55-68) | D | 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

Marlborough Road is a residential street in the Grandpont area of Oxford, just south of the city centre. The road is popular with families due to good local schooling and close proximity to Hinksey Park with its outdoor swimming pool. The city centre is only a 15 minute walk from the house and the train station is a 10 minute cycle ride away.



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