

1 DALE CLOSE

OXFORD OX1 1TU

1 Dale Close

Oxford OX1 1TU

Dale Close is a townhouse located 5 minutes walk from the city centre with river views. The property would benefit from modernisation and decoration but provides a superb opportunity to purchase a rarely available home in such a desirable location.

On the ground floor there is entrance hall, bedroom three, shower room, workshop and access in to the integral garage.

The first floor comprises a beautiful 22ft living room with dual aspect views and a balcony. The living room is a hugely bright space with views on to the green and river. Off the living room is a spacious kitchen / breakfast room.

The second floor consists two further double bedrooms and a family bathroom.

To the front of the property there is a lovely walled patio area, a quiet place to relax.



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GUIDE PRICE

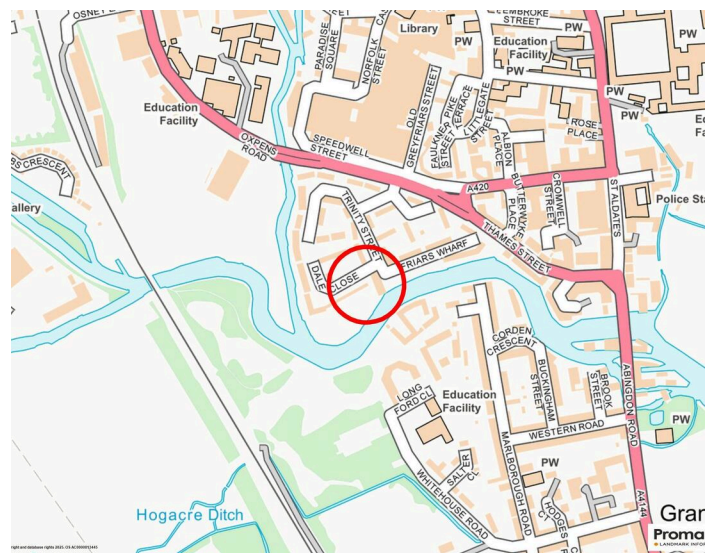
£675,000





Approximate Gross Internal Area = 118.8 sq m / 1279 sq ft
 Garage = 15.9 sq m / 171 sq ft
 Total = 134.7 sq m / 1450 sq ft

 = Reduced headroom below 1.5m / 5'0"



Council Tax:
 Band F - £3689.64

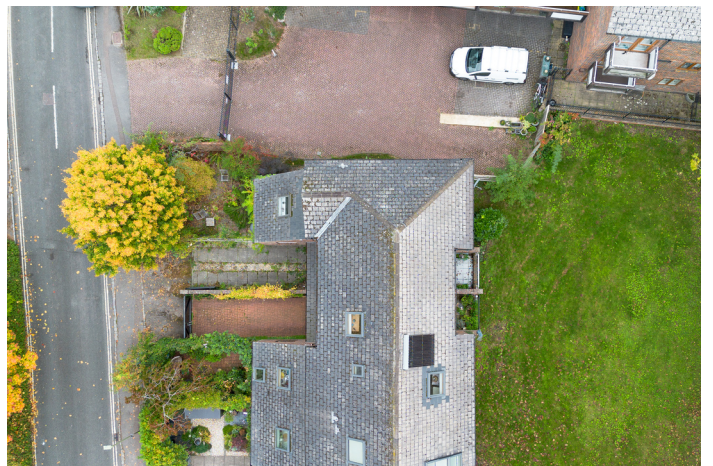
Parking:
 Single garage with parking to front

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	71	78
(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

Dale Close is located off Thames Street in Oxford city centre. Westgate Oxford is opposite the development with a good variety of shops, restaurants and a cinema. The train station is also only 10 minutes walk from the property and the River Thames is very close by with stunning riverside walks offering a quick escape from the city.



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