

20 CAVELL ROAD

IFFLEY, OXFORD OX4 4AS

Breckon & Breckon
est. 1947

20 Cavell Road

Iffley, Oxford OX4 4AS

A beautifully presented two bedroom apartment at the edge of Iffley Village.

Accessed via a private entrance, located on the first floor, is this tastefully finished two bedroom home. The property benefits from hallway, stairs up to the first floor and a landing. To the front of the apartment is a spacious double bedroom, there is a living room opened up to the kitchen and a second double bedroom to the rear. There is a family bathroom off the hallway too. The loft access has been opened up with a staircase and has vellum windows.

The rear of the property there is a well-maintained garden which is access via an external staircase from the kitchen.



120ft communal garden

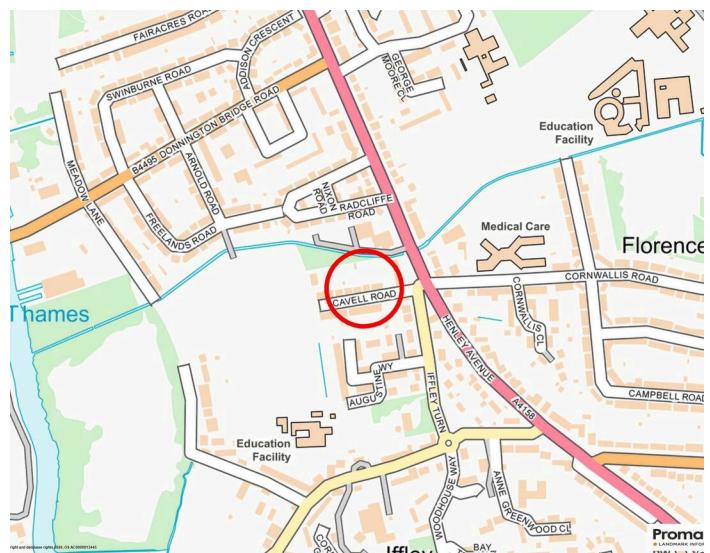
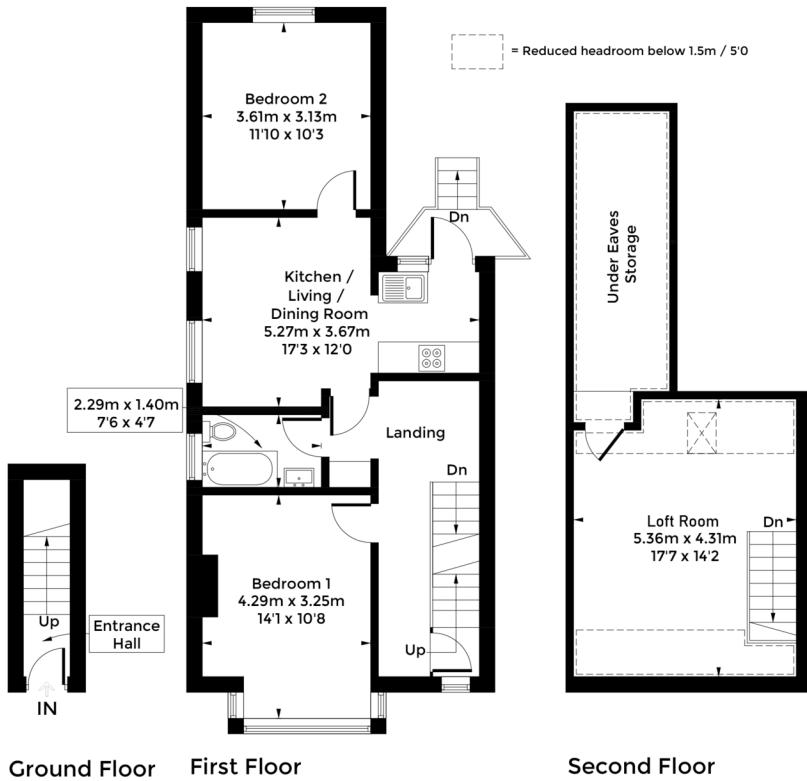
GUIDE PRICE

£350,000





Approximate Gross Internal Area = 96.2 sq m / 1035 sq ft
(Including Under Eaves Storage)



Council Tax:
Band B - £1986.73

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	65
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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LOCATION COMMENT

Cavell Road is a no-through road on the edge of Iffley Village, leading to a recreation ground and riverside walks to Iffley and the City Centre (approx. 2 miles).



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon
est. 1947



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

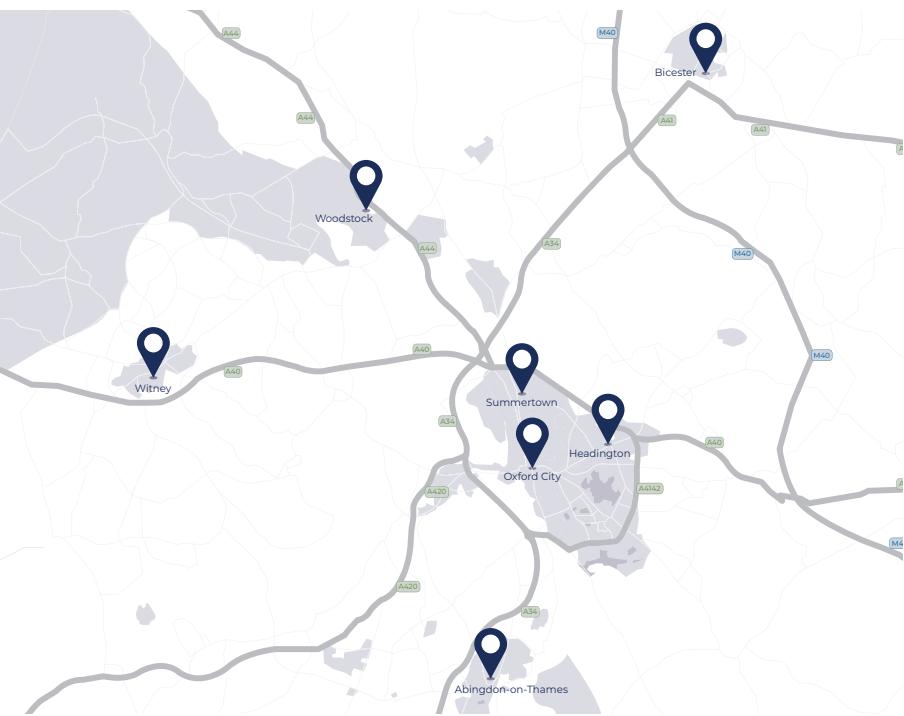
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118 High Street
Oxford
OX1 4BX
t: 01865 244 735
e: post@breckon.co.uk



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Eoin Kehoe



Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

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t: 01865 763 999 (letting)
e: headington@breckon.co.uk

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t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

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t: 01993 776 775 (sales)
t: 01993 899972 (letting)
e: witney@breckon.co.uk

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t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 24 24 23 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
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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