

5 ELLESMERE ROAD

IFFLEY, OXFORD OX4 4JG

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Iffley, Oxford OX4 4JG

A beautifully appointed 3 bedroom semi-detached house extended to the rear to provide a 28ft. through sitting/dining room with bay window to front and doors onto the garden at the rear, 20ft. kitchen and cloakroom on the ground floor.

On the first floor there are 3 bedrooms and a family bathroom. Fixed staircase to useful loft room. The house has many attractive features including a reclaimed working fireplace in the sitting room, stained glass in the front door and oak flooring.

60ft. south facing well stocked garden with access gate from the rear. Superb outbuilding with workshop, office and store.



GUIDE PRICE

£625,000

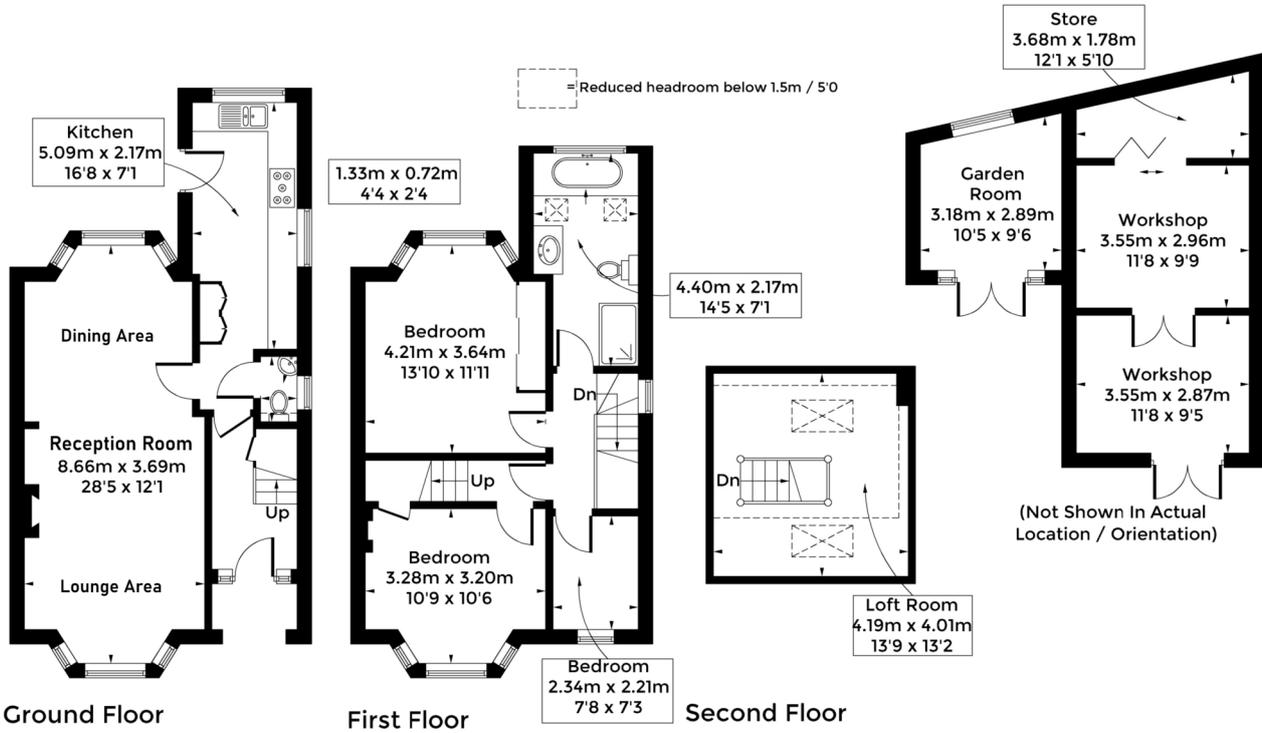


Approx. 66.2ft





Approximate Gross Internal Area = 114.6 sq m / 1233 sq ft
 Outbuildings = 35.6 sq m / 383 sq ft
 Total = 150.2 sq m / 1616 sq ft



Council Tax:
 Band D - £2554.37

Parking:
 Off-street parking

Local Authority:
 Oxford City Council

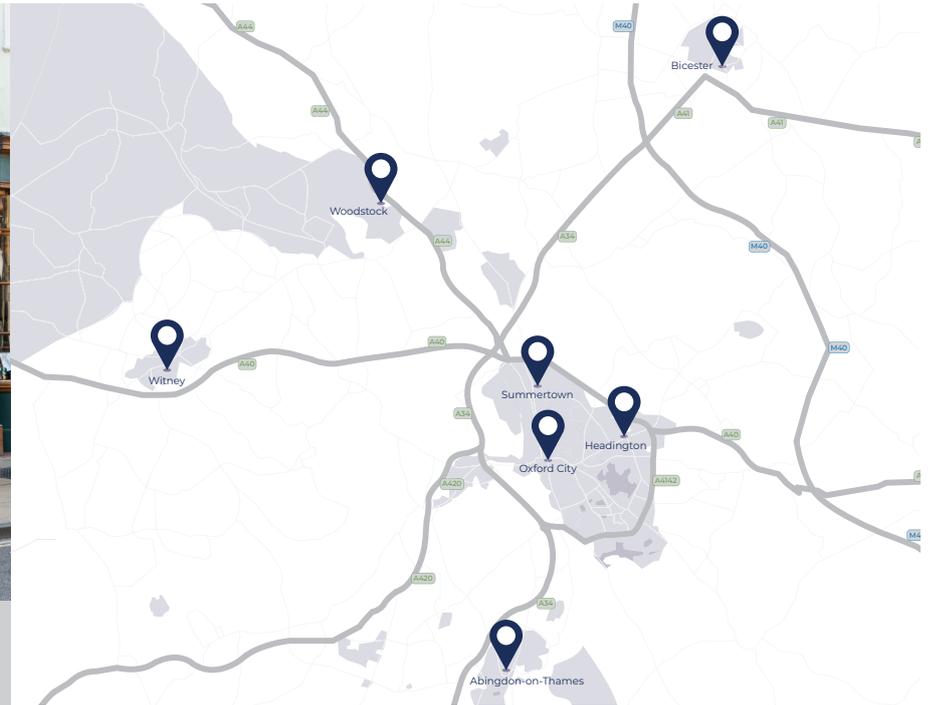
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LOCATION COMMENT

Iffley Borders is a residential neighbourhood less than three miles south-east from Oxford City Centre and only a short walk from Iffley Village. The Oxford Science Park, Business Park and BMW Mini are all nearby, as well as access to the A34 and A40/M40.



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