

# 11 CHERWELL STREET

ST. CLEMENTS, OXFORD OX4 1BG

# 11 Cherwell Street

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A double plot home with parking and rear access available to the market for the first time. 11 Cherwell Street, formerly two homes, was redesigned many years ago to create a spacious 4-bedroom family home. There is a spacious dual aspect sitting room with feature fireplace, a welcoming, wide entrance hall leads to the dining room and the kitchen beyond which overlooks the garden. To the front of the property is a handy downstairs w.c. and utility room.

The first floor comprises a mezzanine over the kitchen with bathroom off this landing space. There are four double bedrooms on this level all with built in storage or shelving. The garden benefits from a new fence and gate securing the parking and property boundaries. There is a beautiful stone and brick wall concealing the garden. The garden is south / south-west facing.

This is a truly rare opportunity to acquire a double plot home which would benefit from refurbishment. Viewings are recommended.



4



2



2



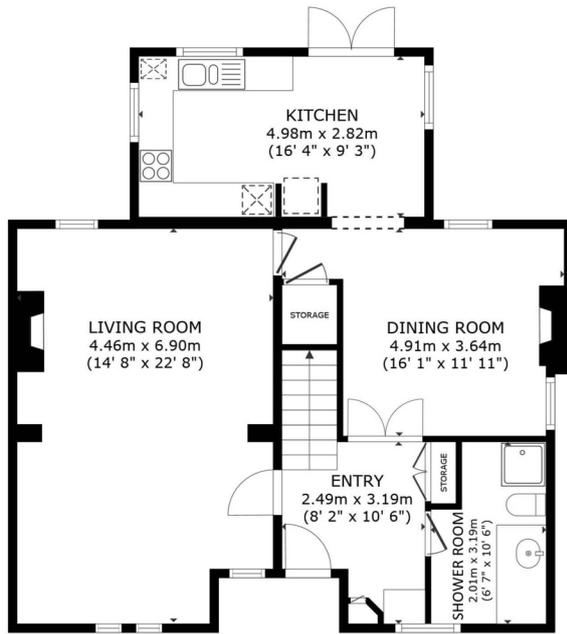
Approx. 29.9ft garden

## GUIDE PRICE

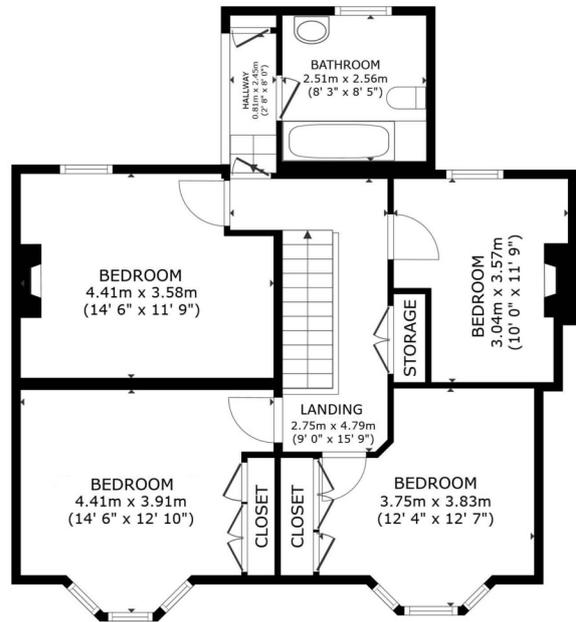
**£675,000**





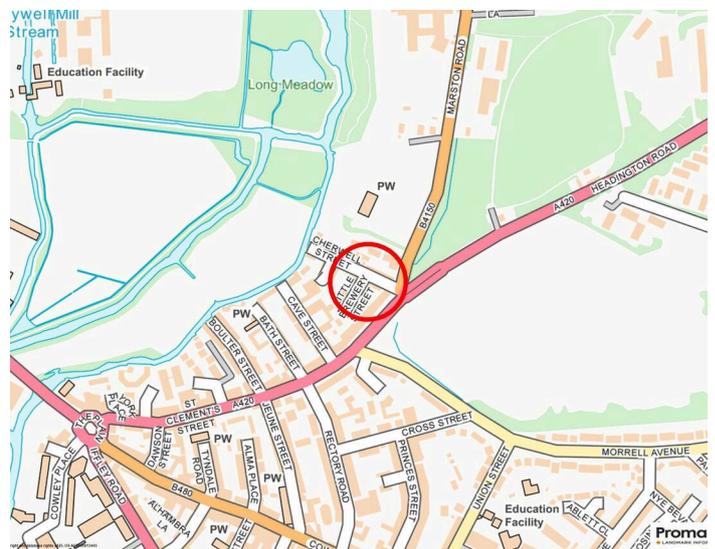


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 77.3 m<sup>2</sup> (832 sq.ft.) FLOOR 2 76.0 m<sup>2</sup> (818 sq.ft.)  
 TOTAL : 153.2 m<sup>2</sup> (1,649 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Council Tax:**  
 Band D - £2554.37

**Parking:**  
 Permit parking

**Local Authority:**  
 Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

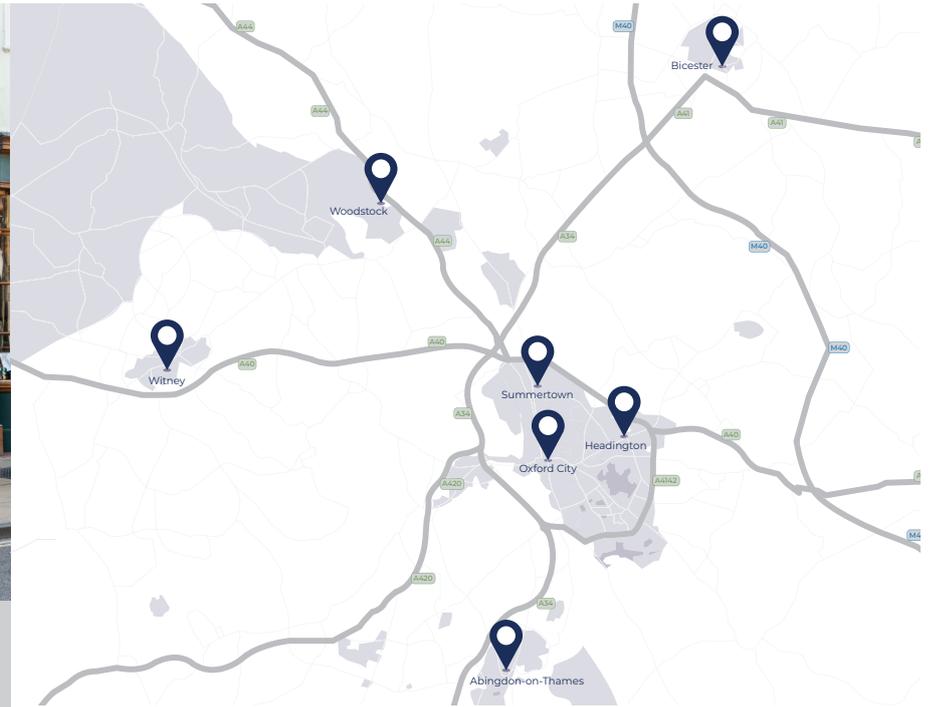
# LOCATION COMMENT

*Cherwell Street is located just off St. Clements Street in the very popular area of East Oxford. The City Centre is only ten minutes' walk away and the vast range of bars, restaurants and shops in East Oxford are all within walking distance. St. Clements is also on the London and Airport bus routes.*



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est. 1947



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