

45 MAGDALEN ROAD

EAST OXFORD, OX4 1RB

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East Oxford, OX4 1RB

A beautifully presented three bedroom modern family home located on a desirable East Oxford street. The property is of modern construction and boasts driveway parking, under floor heating throughout most of the ground floor and a large garden.

The ground floor accommodation comprises a sitting room, a WC, and a wonderfully spacious and contemporary kitchen/ diner with bi-folding doors opening out into the garden. On the first floor there is a double bedroom to the front of the house with a bay window, a second double bedroom, and a family bathroom.

On the second floor there is a generous double bedroom and a shower room. To the rear of the property there is a 69.8 ft rear garden with a decked seating area positioned for maximum sunlight.

GUIDE PRICE

£675,000

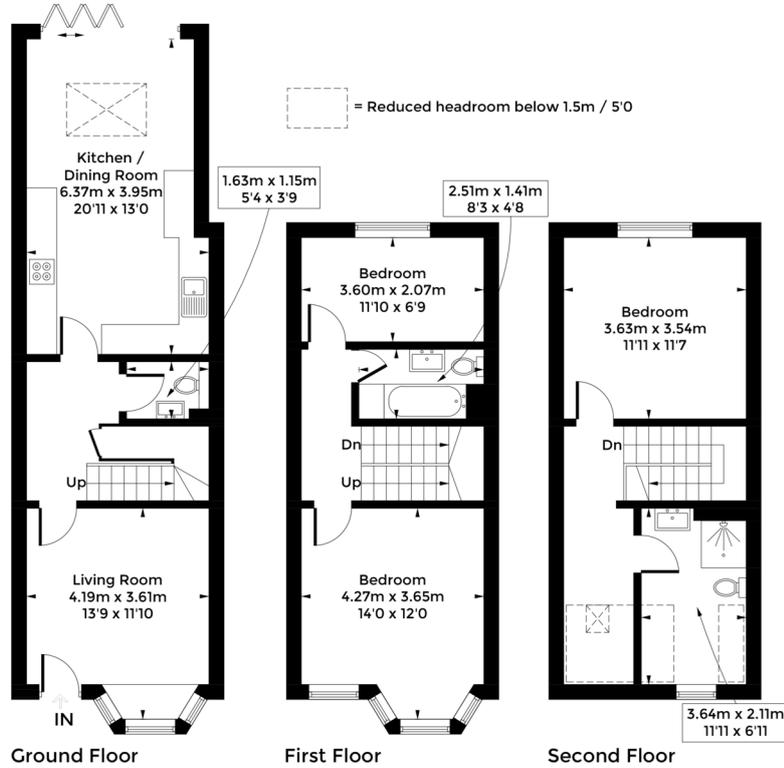


Approx. 69.8ft





Approximate Gross Internal Area = 113.6 sq m / 1223 sq ft



Council Tax:
Band E - £3,122.01

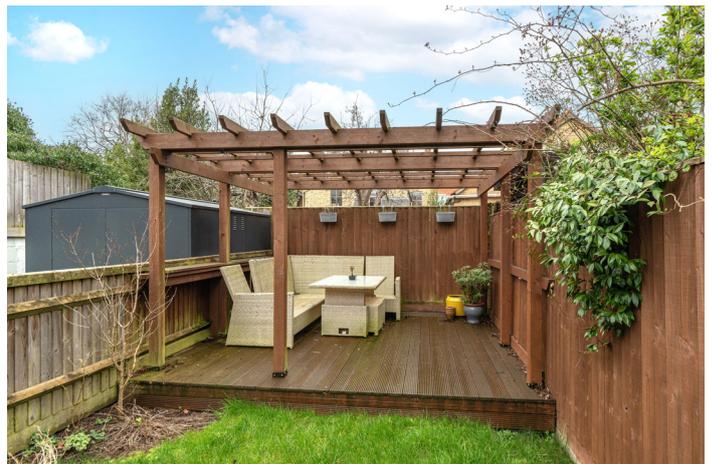
Parking:
Driveway parking for 1 car

Local Authority:
Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

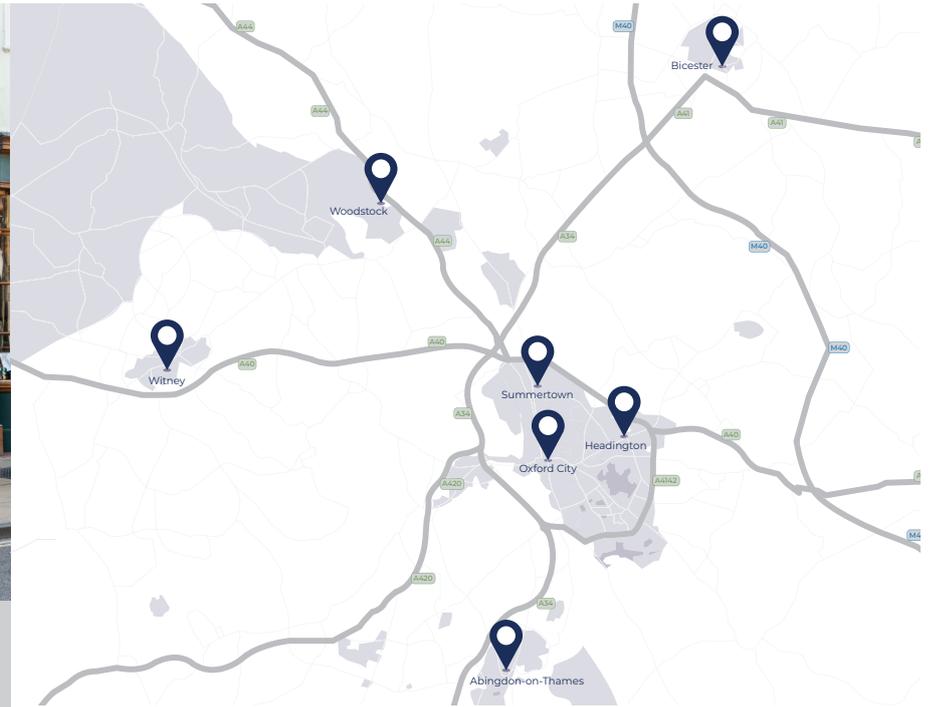
LOCATION COMMENT

Magdalen Road is a prime East Oxford street that has benefitted hugely from the low traffic neighbourhood measures. There are a wide array of local amenities including Missing Bean's coffee roastery and cafe, The Rusty Bicycle gastro pub and The Magdalen Arms. There is also a very good primary school within a short walk from the property.



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