

1 BRIDGE STREET

OSNEY ISLAND, OXFORD OX2 0BA

1 Bridge Street

Osney Island, Oxford OX2 0BA

The Yellow House is a beautifully refurbished end-of-terrace home set in the highly sought-after community of Osney Island.

The ground floor offers a welcoming entrance hall, a comfortable sitting room, and a second reception room currently arranged as a cosy snug. There is a well-equipped kitchen and a bright conservatory with doors opening directly onto the garden. The property also benefits from a utility room and a downstairs WC.

On the first floor there are two generous double bedrooms, a family bathroom, and a separate shower room with WC.

To the rear, a well-kept East facing garden with a patio area.



2



3



2



63.9ft east facing

GUIDE PRICE

£750,000



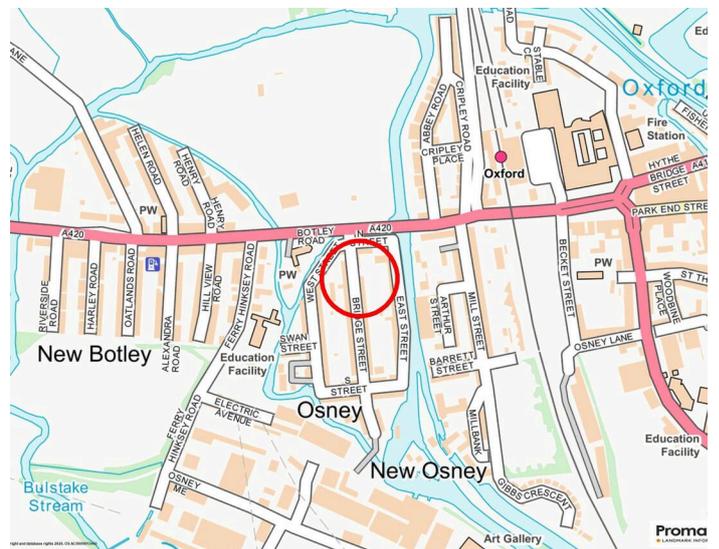




FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 685 sq ft, 63.62 m², FLOOR 2: 563 sq ft, 52.35 m²
 TOTAL: 1248 sq ft, 115.97 m²



Council Tax:
 Band E - £3270.10

Parking:
 Permit 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		77
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

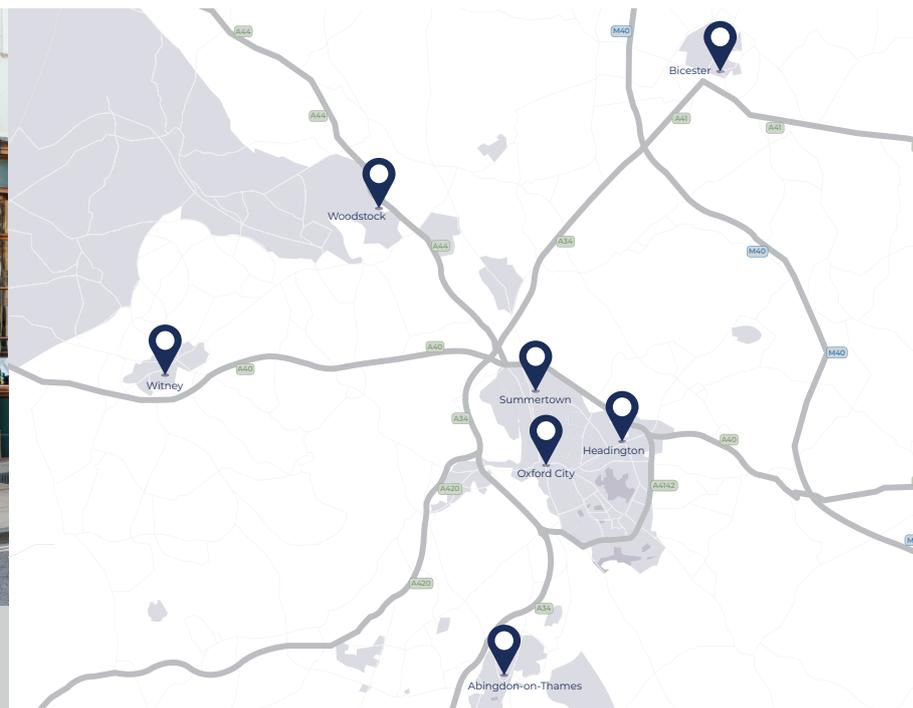
LOCATION COMMENT

Osney Island is a charming conservation area just west of Oxford's centre. It's perfectly positioned- only a five-minute walk to the train station and a short 10-15 minute stroll to the city centre, university colleges, and cultural landmarks.



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