

63 CRESCENT ROAD

TEMPLE COWLEY, OXFORD OX4 2NY

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Temple Cowley, Oxford OX4 2NY

A beautifully presented three-bedroom detached home located in the desirable Temple Cowley area of Oxford.

The house boasts an 80ft rear garden and there are some stunning period features such as fireplaces and a parquet floor.

The ground floor accommodation comprises an entrance hall, a sitting room with south facing bay window, a spacious open plan kitchen/ diner with doors opening out into the garden, and a WC.

On the first floor there is a double bedroom to the front of the house with a bay window, a second double bedroom to the rear, a single bedroom, and a family bathroom.

To the rear of the property there is an 80ft garden with decked area, a summerhouse, and side access.

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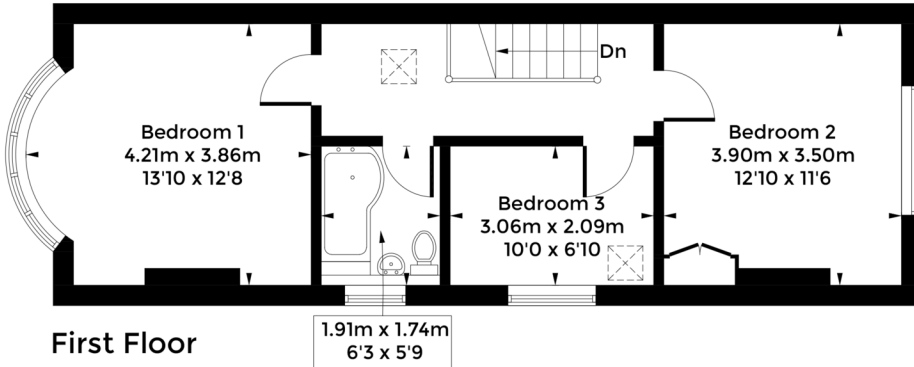
Approx. 80ft

GUIDE PRICE

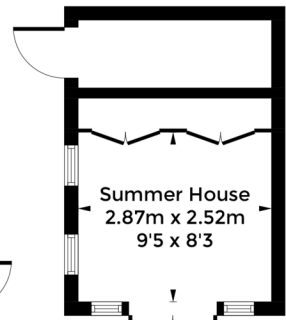
£525,000



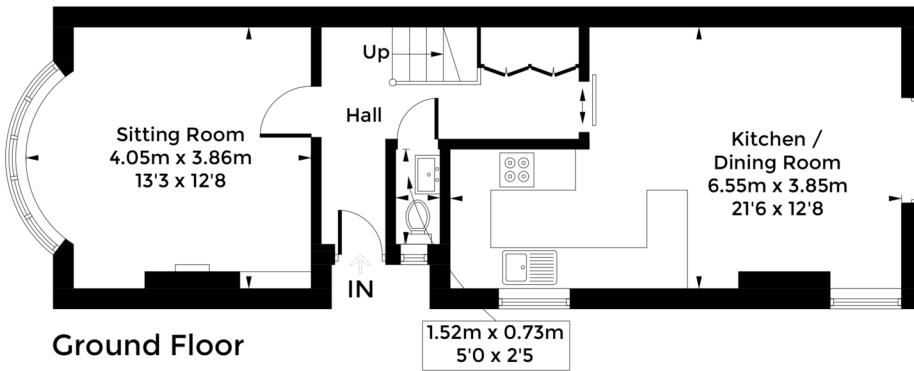
Approximate Gross Internal Area = 95.5 sq m / 1028 sq ft
 Summer House = 8.5 sq m / 91 sq ft
 Total = 104.0 sq m / 1119 sq ft
 (Excluding External Store)



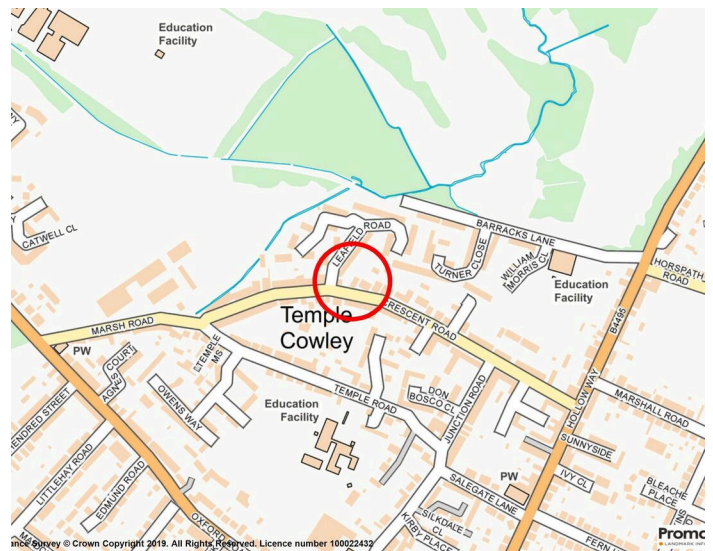
First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



Council Tax:
 Band D - £2675.54

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		69
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LOCATION COMMENT

Crescent Road is approx. 2 miles east of the City Centre, well placed for access to the Cowley Road, Templars Square Shopping Centre, the Oxford Business Park, Headington Hospitals and the ring road.



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