

# 46 PERCY STREET

EAST OXFORD OX4 3AF

# 46 Percy Street

East Oxford OX4 3AF

A three bedroom Victorian home located on a desirable street in the heart of East Oxford.

This unique property is situated on the corner of Percy Street and Catherine Street and benefits from a purpose built garden studio/ home office.

The ground floor accommodation comprises a spacious reception room with bay window and working fireplace, a kitchen, and family bathroom.

On the first floor there is a generous double bedroom with dual aspect windows, and two further bedrooms.

There is a low maintenance garden that wraps around the house with a purpose built home office and raised decked area that gets the afternoon and evening sun.



3



1



1



Side & front garden

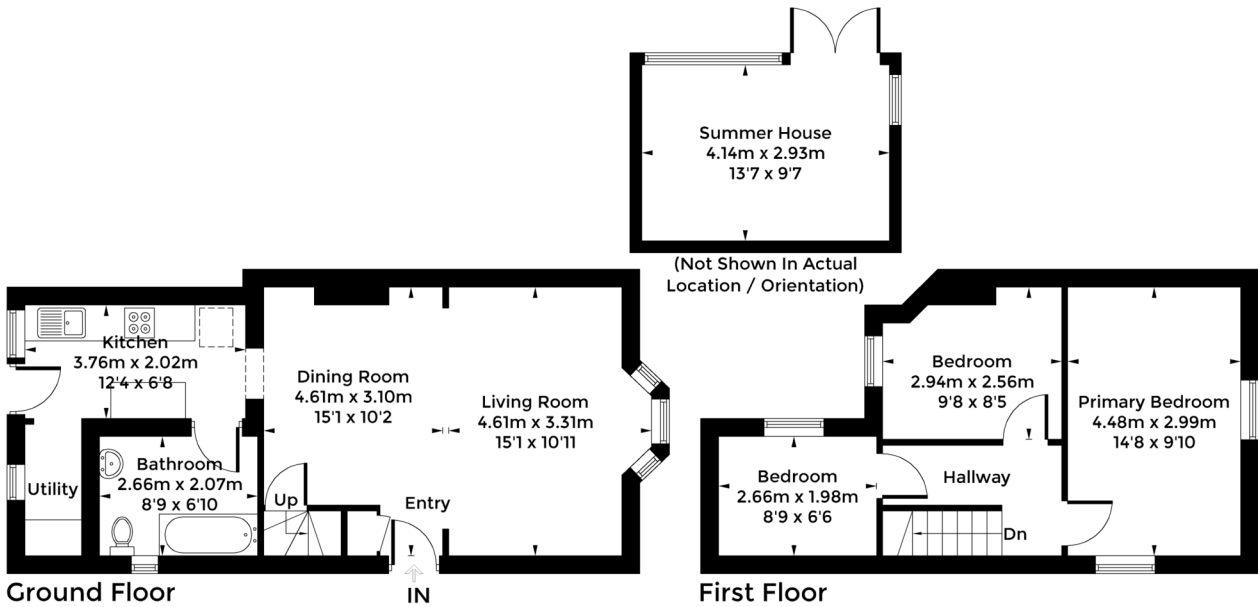
## GUIDE PRICE

O.I.E.O. £450,000





Approximate Gross Internal Area = 77.4 sq m / 833 sq ft  
 Garage = 12.2 sq m / 131 sq ft  
 Total = 89.6 sq m / 964 sq ft



**Council Tax:**

Band D - £2675.54

**Parking:**

Permit on-street parking

**Local Authority:**

Oxford City Council

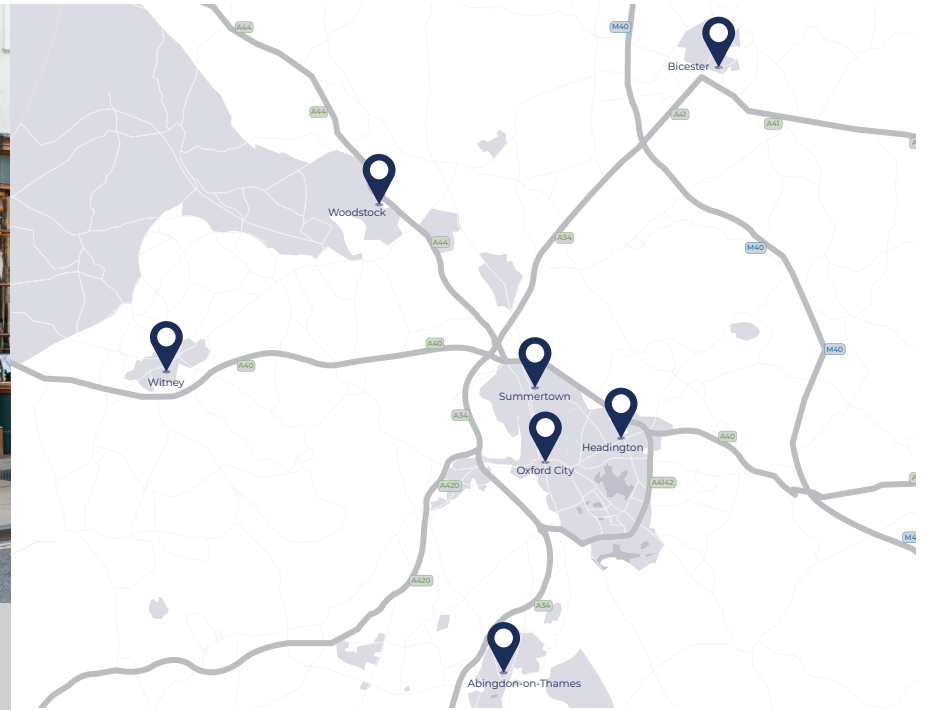
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# LOCATION COMMENT

*Percy Street is a charming side road located in the popular area of East Oxford. There are several amenities located within walking distance such as a Co-Op, The Rusty Bicycle, The Magdalen Arms and Elle's Deli.*



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