

63 ABBEY ROAD

WEST OXFORD OX2 0AD

63 Abbey Road

West Oxford OX2 0AD

A charming three-bedroom terraced period home situated in a tranquil but central location. The property is located towards the end of a non-through road and boasts stunning views of the River Thames.

The ground floor accommodation comprises an entrance hall, a spacious kitchen/diner with doors leading out into the garden, and a double bedroom/ reception room. On the first floor there is a spacious sitting room with views over the River Thames, a bedroom, and a bathroom.

There is a large double bedroom on the second floor of the property with eaves storage. To the rear of the property there is a west facing courtyard garden with gated access directly onto the tow path.



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GUIDE PRICE

£725,000

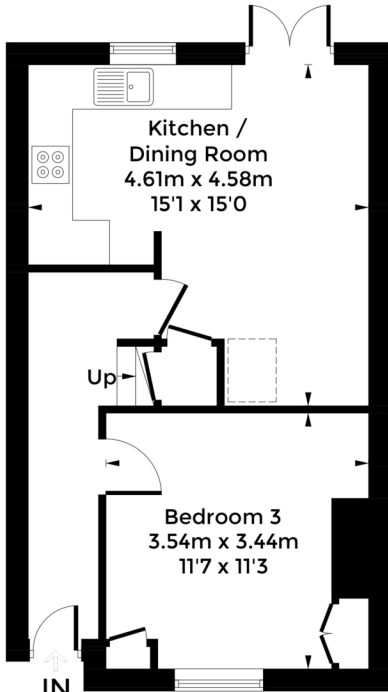


13.7ft courtyard garden

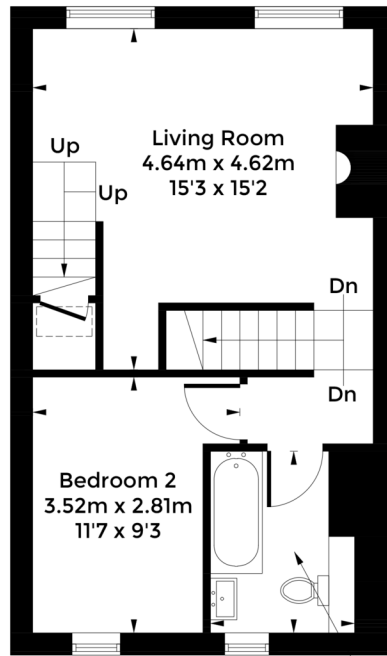




Approximate Gross Internal Area = 106.3 sq m / 1144 sq ft
(Including Eaves)



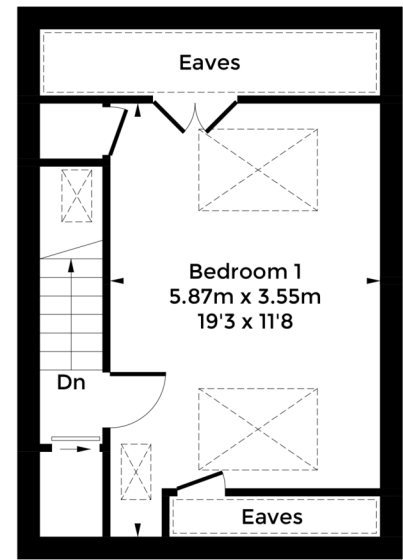
Ground Floor



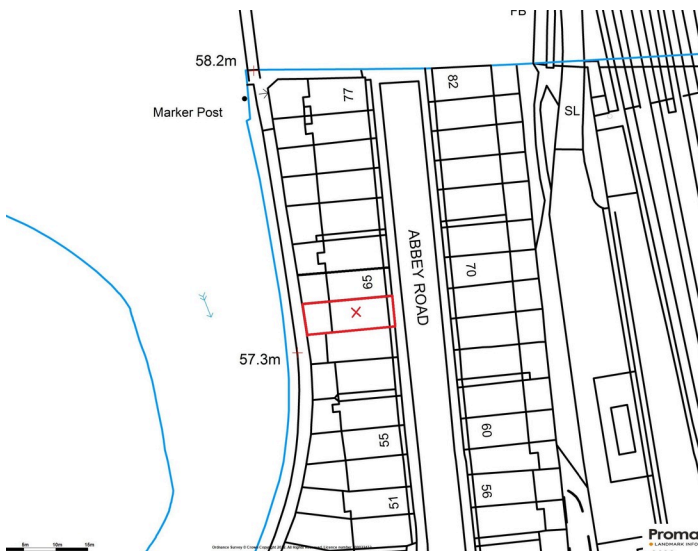
First Floor

2.48m x 2.06m
8'2 x 6'9

= Reduced headroom below 1.5m / 5'0



Second 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		80
(55-68)	D	57	
(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

Abbey Road is centrally located and a short walk from the train station, the Said Business School and the City Centre. There is a Waitrose just a few minutes walk from the property and Osney Island is also nearby offering two very good pubs.



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e: woodstock@breckon.co.uk

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e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon

t: 01865 765 555
e: bespoke@breckon.co.uk



FROM LEFT:
Millie Carless, George Houlbrooke,
Eoin Kehoe



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