

# 36 BATH STREET

EAST OXFORD OX4 1AY

# 36 Bath Street

East Oxford OX4 1AY

An end of terrace home with no onward chain.

Holding a great location being just 15-minute walk from the home to Oxford city centre, this end of terrace home is available with benefits including rear access and a loft conversion.

On the ground floor the home has been extended to the rear creating a spacious living/dining/kitchen area with doors on the courtyard garden. There is also a ground floor bathroom to the front.

On the first floor there are two double bedrooms and a bathroom with stairs leading to the second floor.

On the top floor there is a third double bedroom.

This home would benefit from modernisation.

The courtyard garden has vehicular access and could be used as parking.



3



1



2

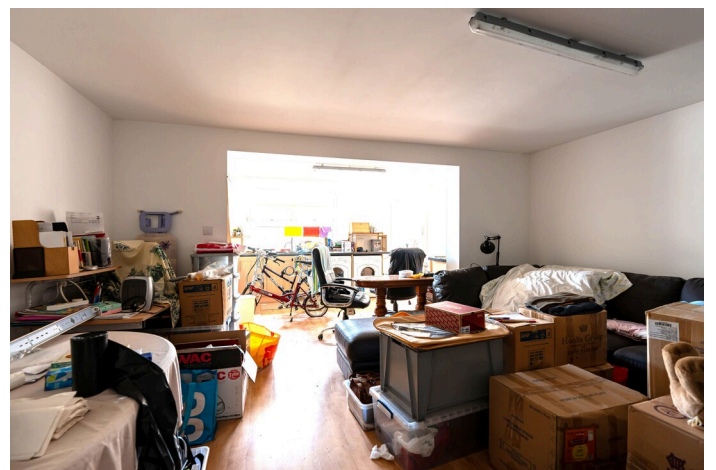


19.2ft garden

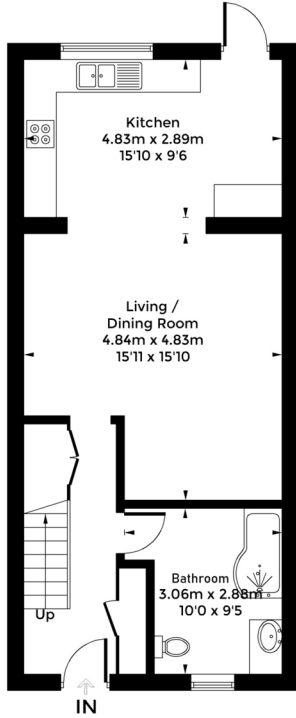
## GUIDE PRICE

**£510,000**

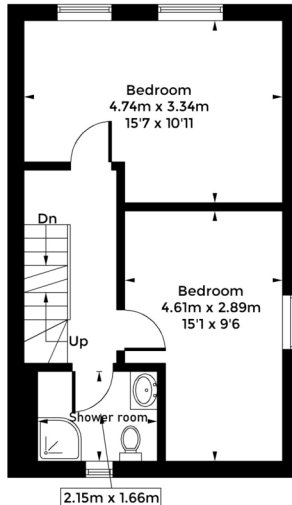




Approximate Gross Internal Area = 112.1 sq m / 1207 sq ft  
(Excluding Eaves)

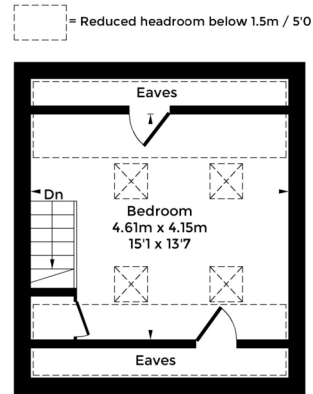


Ground Floor



First Floor

2.15m x 1.66m  
7'1 x 5'5



Second Floor



**Council Tax:**  
Band C - £2378.25

**Parking:**  
Off street in rear garden behind double gates

**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>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		67	78

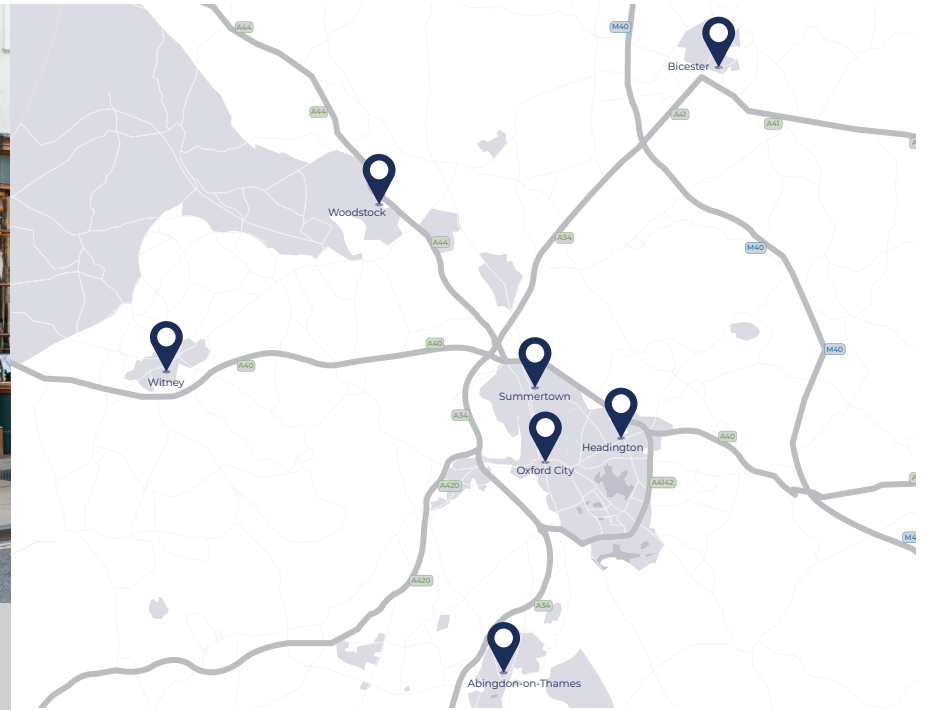
# “ LOCATION COMMENT

*Located in the golden triangle area of St. Clements, just a stones throw from Oxford's historic centre, the Westgate shopping centre with its range of shops and bars, and the train station the location leaves nothing to be desired.*



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**Breckon & Breckon**  
est. 1947



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