

39 FAIRACRES ROAD

IFFLEY FIELDS, OXFORD OX4 1TH

39 Fairacres Road

Iffley Fields, Oxford OX4 1TH

A handsome and generously proportioned three-bedroom period home with a south facing garden located in the popular Iffley Fields area of East Oxford.

The house is in need of modernising but has charming original features prominent throughout. There is the potential to extend the house on the ground floor and into the loft (subject to the usual consents) to create an incredibly spacious family home. The ground floor accommodation comprises an entrance hall, a large "knocked-through" reception room with box bay window and original fire places, a dining room, and a kitchen.

On the first floor there is a master bedroom with box bay window to the front, two further double bedrooms and a family bathroom.

To the rear of the property is a south facing garden mainly laid to lawn with a large shed.



3



2



1

GUIDE PRICE

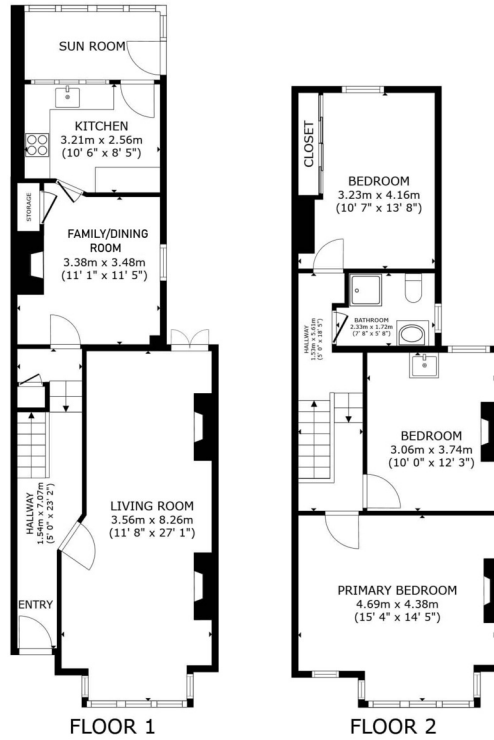
£750,000



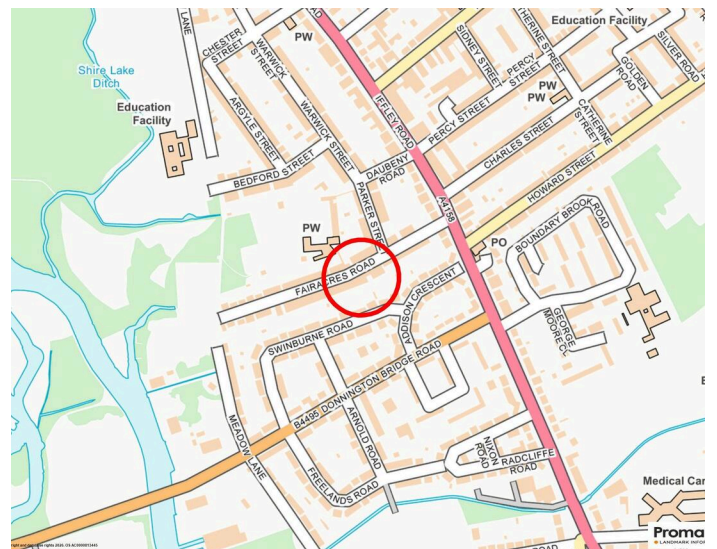
83.5ft garden







GROSS INTERNAL AREA
 FLOOR 1 62.0 m² (668 sq.ft.) FLOOR 2 56.8 m² (611 sq.ft.)
 TOTAL : 118.8 m² (1,279 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
 Band E - £3270.10

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		78
(55-68)	D	61	
(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

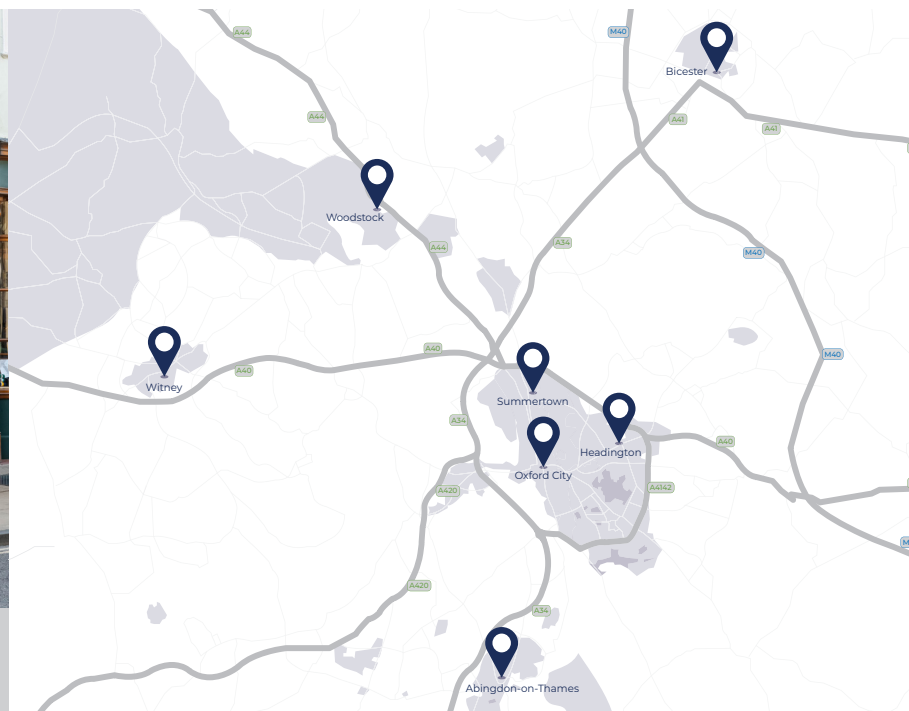
Fairacres Road is a residential road located in the popular Iffley Fields area of East Oxford.

The area has an excellent local community, a good primary school, and the very popular Chester Arms and Magdalen Arms gastro pubs. Surrounded by, Meadow Lane Park and Astons Eyot, the location is fantastic for families with children. The city centre is very easily accessible and there are wonderful walks along the nearby river.



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