

33 POPLAR ROAD

BOTLEY, OXFORD OX2 9LA

33 Poplar Road

Botley, Oxford OX2 9LA

A charming detached cottage located on a desirable private road in the Botley area of west Oxford.

The property sits on a generous plot and has the scope to extend/ develop (subject to the usual consents).

The ground floor accommodation comprises an entrance hall, a spacious sitting room with double bay windows, a reception room/ third bedroom, and a kitchen/ dining room with access out into the garden.

On the first floor there are two double bedrooms and a bathroom.

The property is located at the end of Poplar Road and boasts a stunning outlook over fields. The property sits on a generous plot with a stunning garden that wraps around the house.



3



2



1



Plot 130.2'/Gdn 83.3'

GUIDE PRICE

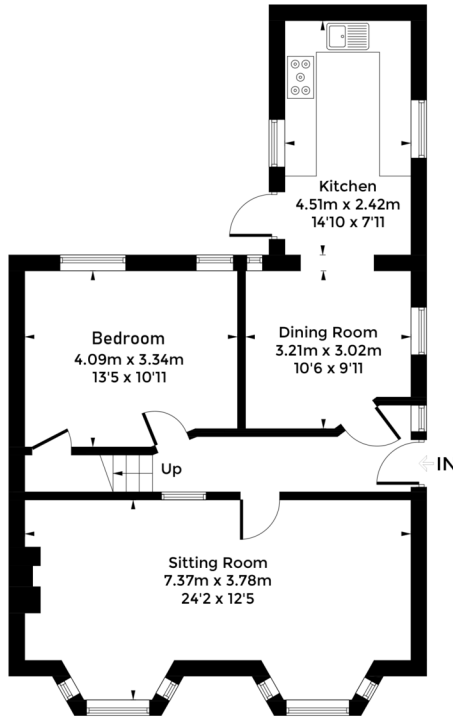
£600,000



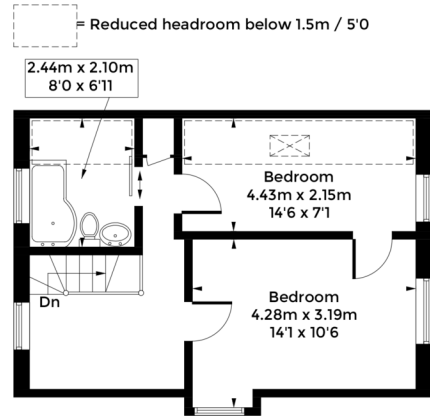




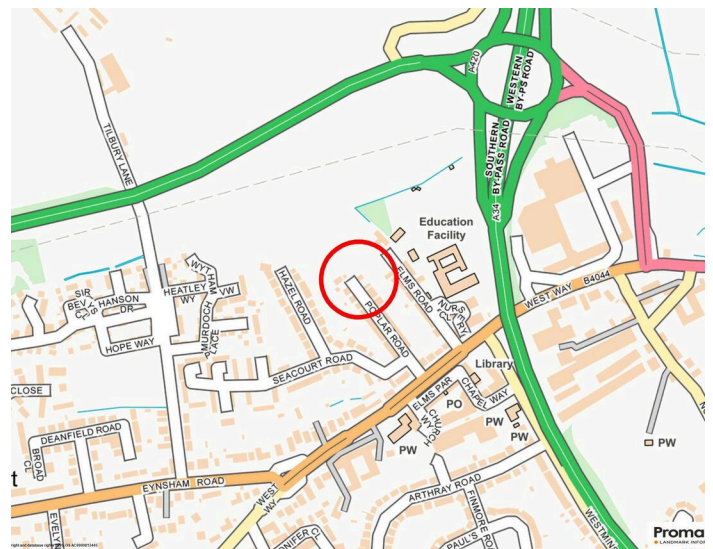
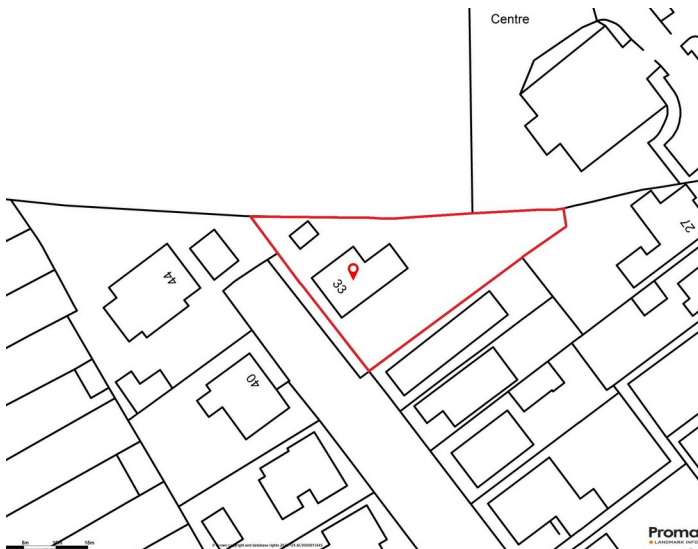
Approximate Gross Internal Area = 106.9 sq m / 1151 sq ft



Ground Floor



First Floor



Council Tax:
Band E - £3062.66

Parking:
On street parking

Local Authority:
Vale of White Horse D.C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

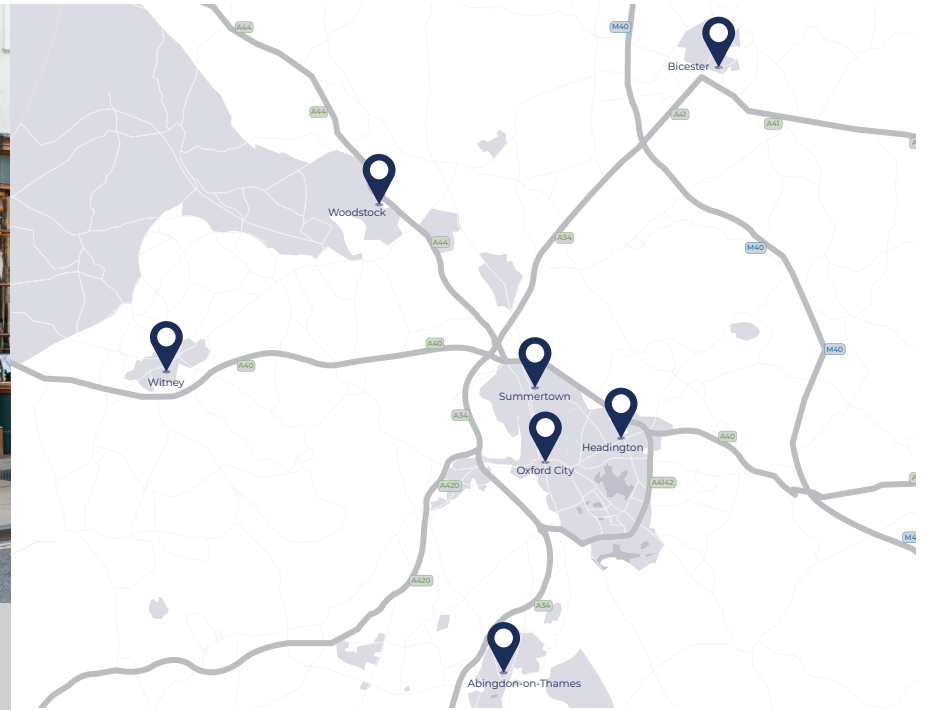
LOCATION COMMENT

Poplar Road is located in Botley, just a short walk from several amenities including shops, the popular Missing Bean coffee shop, post office and public house. The city centre and train station are also circa 1.5 miles from the house with a regular bus service from a nearby bus stop.



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