

9 STRATFORD STREET

IFFLEY FIELDS, OXFORD OX4 1SP

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Iffley Fields, Oxford OX4 1SP

A three-bedroom period property retaining much of its original charm and character situated in the highly desirable Iffley Fields.

The ground floor features a bright and spacious open-plan sitting room leading through to the dining room, creating an ideal space for both everyday living and entertaining. The kitchen is situated to the rear of the property with direct access to the garden, which enjoys a peaceful and attractive outlook backing onto a church.

On the first floor, there is a spacious master bedroom enhanced by a large bay window which fills the room with natural light. There are also two further bedrooms and a family bathroom. Subject to the necessary planning consents, the house also offers excellent potential to extend and further update the property.



GUIDE PRICE

£675,000



66.6ft

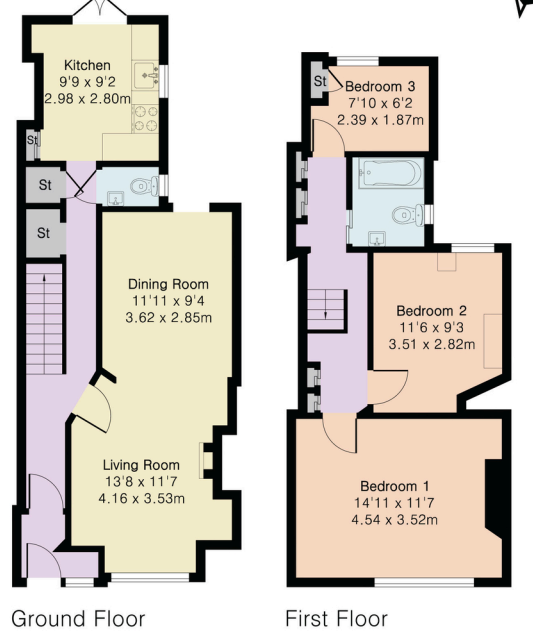




Approximate Gross Internal Area 943 sq ft - 88 sq m

Ground Floor Area 495 sq ft - 46 sq m

First Floor Area 448 sq ft - 42 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Council Tax:

Band E - £3270.10

Parking:

On street parking

Local Authority:

Oxford City Council

EPC
PENDING

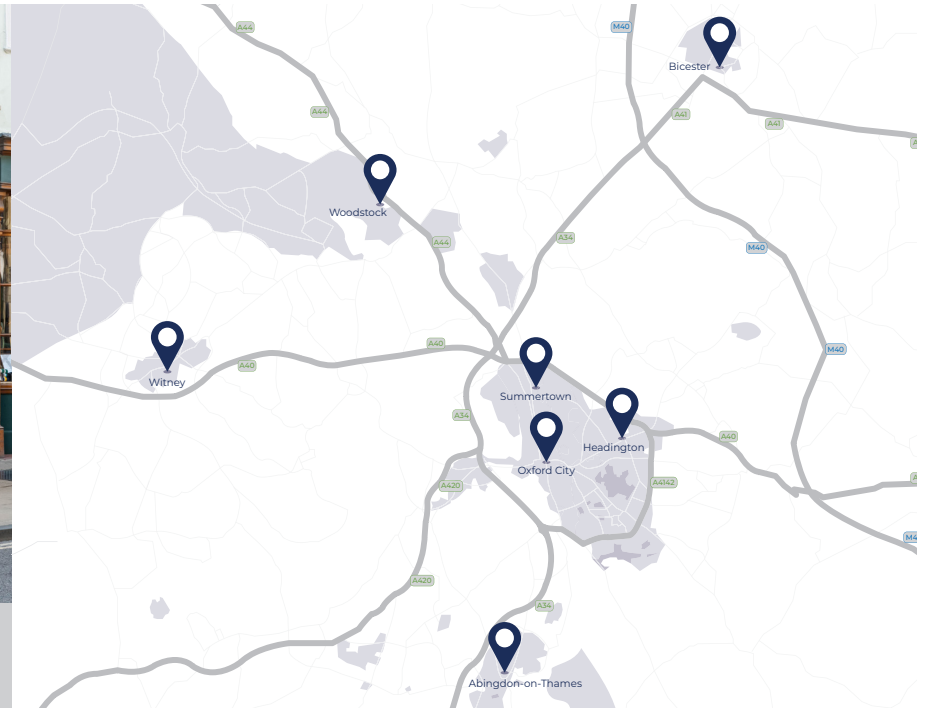
LOCATION COMMENT

Stratford Street is located in the Iffley Fields area of East Oxford. The area is very popular with families and has a good primary school, an excellent gastro pub (The Chester Arms) and an eclectic mix of independent shops and restaurants.

The river is nearby and offers some stunning walks along the towpath.



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