

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

O.I.E.O: £685,000



66.6ft

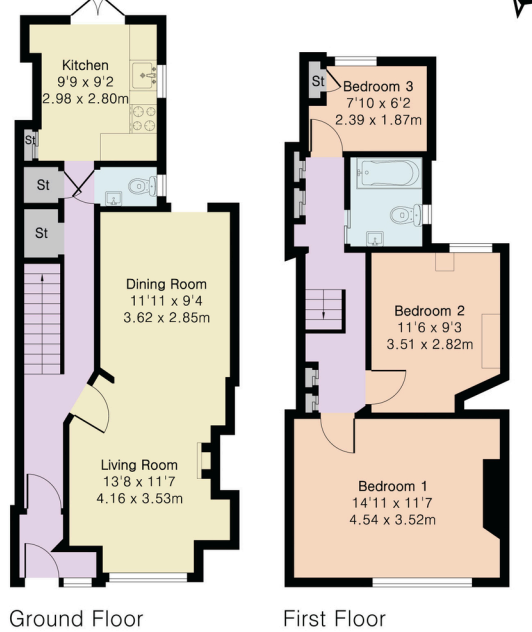




Approximate Gross Internal Area 943 sq ft - 88 sq m

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

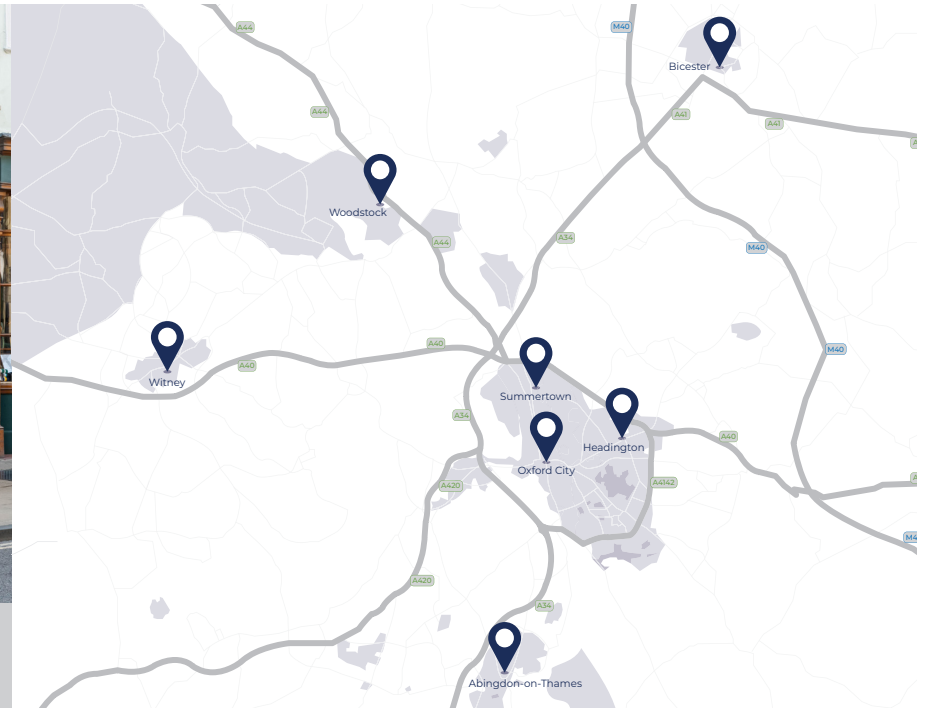
LOCATION COMMENT

Stratford Street is a residential street 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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