

39 TEMPLE ROAD

TEMPLE COWLEY, OXFORD OX4 2ET

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A two bedroom period home located in the popular Temple Cowley area.

The house comes to the market well presented throughout and has a beautiful 70 ft rear garden with side access.

On the ground floor there is a porch, a spacious sitting/dining room with open staircase and a modern kitchen/ breakfast room.

The first floor accommodation consists of a generous master bedroom, a second bedroom, a study, and a family bathroom.

To the rear of the property there is a 70.8ft garden with patio area and mature flower beds.



2



2



1



Approx. 70.8ft.

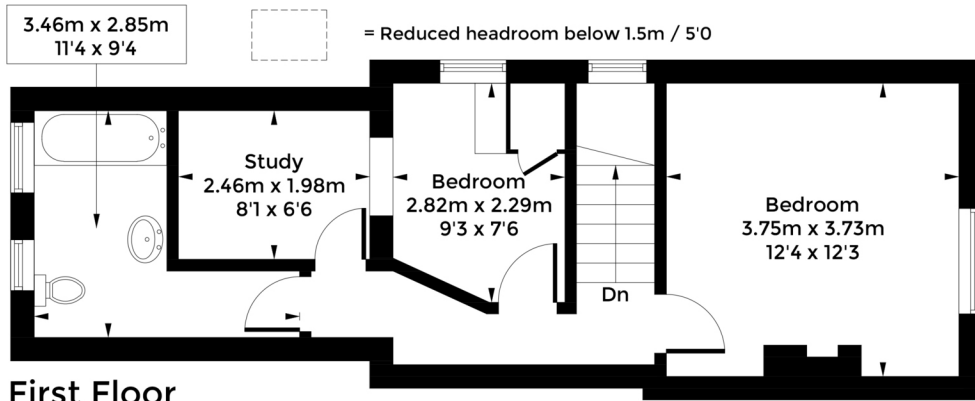
GUIDE PRICE

O.I.E.O: £425,000

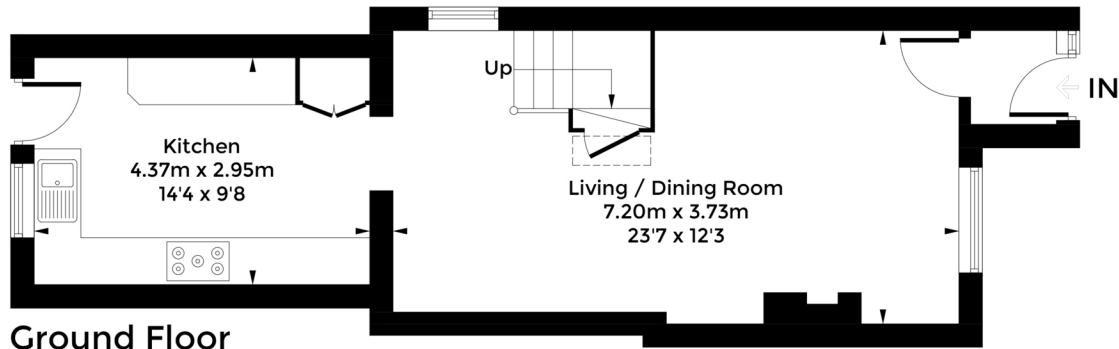




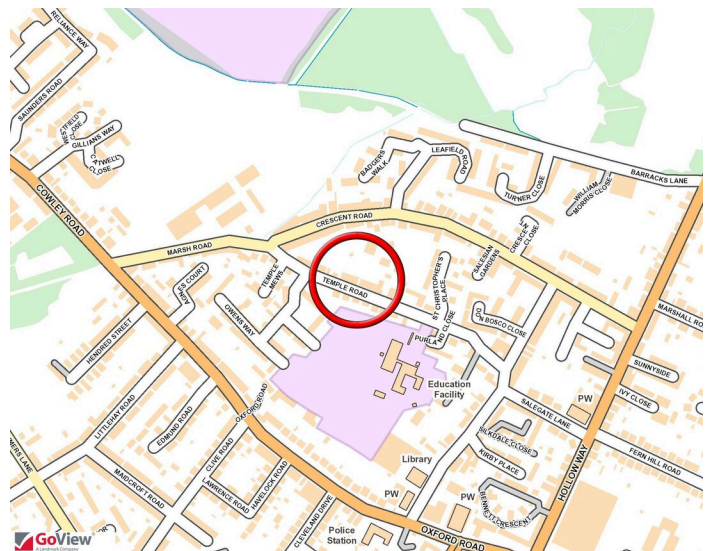
Approximate Gross Internal Area = 81.8 sq m / 880 sq ft



First Floor



Ground Floor



Council Tax:
Band C - £2378.25

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		
(55-68)	D	68	78
(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

Temple Road is approx. 2 miles east of the City Centre, well placed for access to the Cowley Road, Templars Square Shopping Centre, the Oxford Business Park and the ring road. The road has benefitted hugely from the low traffic neighbourhood measures which now mean the road is a non-through road.



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