

# 39 BRIDGE STREET

OSNEY ISLAND, OXFORD OX2 0BB

# 39 Bridge Street

Osney Island, Oxford OX2 0BB

A two bedroom end-of-terrace home located on Osney Island with the benefit of having no onward chain.

The ground floor provides a spacious open-plan sitting/dining room - created by knocking through the original layout and features a bay window, leading through to the kitchen and conservatory.

On the first floor there is a master bedroom to the front of the house with bay window, a second bedroom and a bathroom.

To the rear of the property there is a courtyard garden.

## GUIDE PRICE

**£450,000**

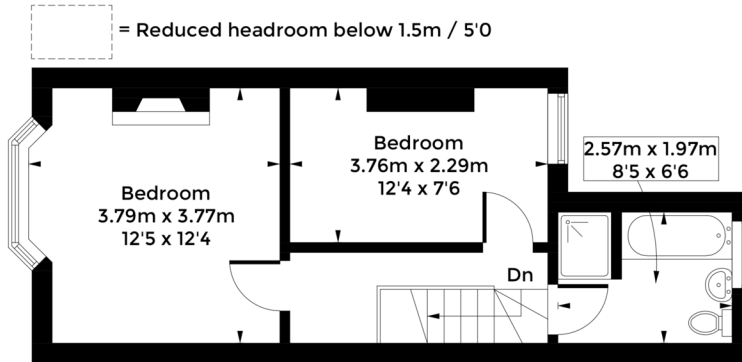


Courtyard garden

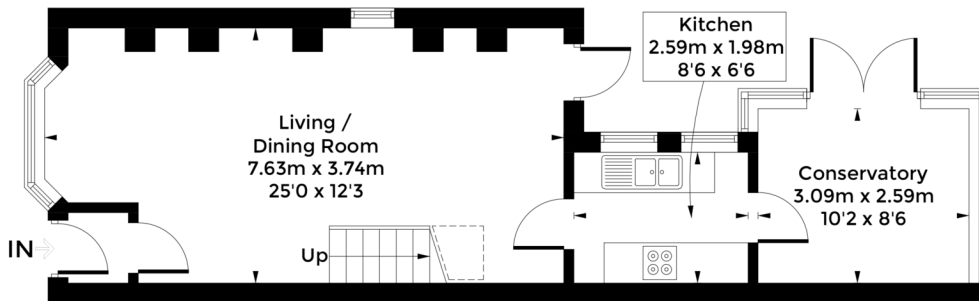




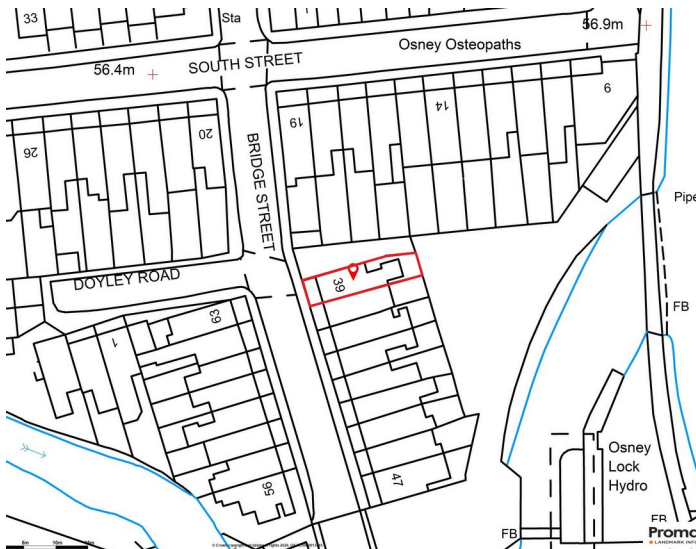
Approximate Gross Internal Area = 77.1 sq m / 830 sq ft



First Floor



Ground Floor



**Council Tax:**  
Band D - £2678.40

**Parking:**  
On-street parking

**Local Authority:**  
Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# LOCATION COMMENT

*Osney Island is a charming conservation area located to the west of Oxford and 5 minutes walk from the train station and convenient for the City Centre. There is a strong community on the island as well as two pubs, and there are a range of convenience stores nearby.*



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**Breckon & Breckon**  
est. 1947



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