



31 TEMPLE ROAD
OXFORD, OX4 2ET

**PENNY &
SINCLAIR**

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A beautifully presented mid terrace cottage believed to date back to 1851 situated in this sought after Temple Cowley side road and within easy reach of the bustling Cowley Road and city centre.

Sitting/Dining Room • Kitchen/Breakfast Room • Two Bedrooms • Bathroom • Established Rear Garden • On Street Parking • Timber Home Office • •

DESCRIPTION

A beautifully presented mid terrace cottage believed to date back to 1851 situated in this sought after Temple Cowley side road and within easy reach of the bustling Cowley Road and city centre. The property is arranged over three floors and comprises, open plan sitting/dining room with oak floor, a recently installed kitchen/breakfast room, first floor double bedroom with built in wardrobes and new bathroom and a further double bedroom on the top floor with good eave storage. A new Vaillant boiler has been fitted in recent months. Outside there is a c 80' rear garden leading to an insulated home office with power. There is also the advantage of pedestrian rear access via a shared passageway.

LOCATION

Temple Cowley is located to the east of the city centre and offers easy access to the ring road and business parks. Access to the nearby doctors surgery, library and primary school is excellent as is the park at Cowley Marsh and Florence Park. The bustling Cowley Road is a short bus journey (or a brisk walk) away, and offers a superb array of restaurants, bars and local shops. The Marsh Harrier and The Jolly Postboys are within easy reach. The city centre is also easily accessible by bus, which can be picked up on the nearby Oxford Road.

DIRECTIONS

From The Plain, proceed along the Cowley Road. Turn left into Marsh Road and follow the round around into Temple Road. The property will be found approximately half way along on the left hand side identified by a Penny & Sinclair For Sale board.





VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Penny & Sinclair's staff who has seen the property, in order that you do not make a wasted journey.

SERVICES

All mains services are connected.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

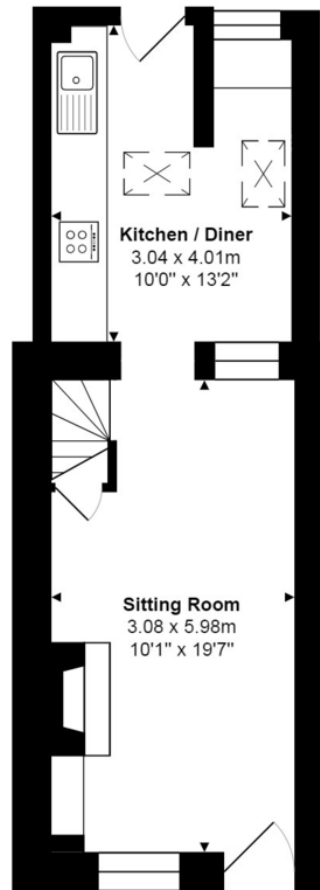
TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

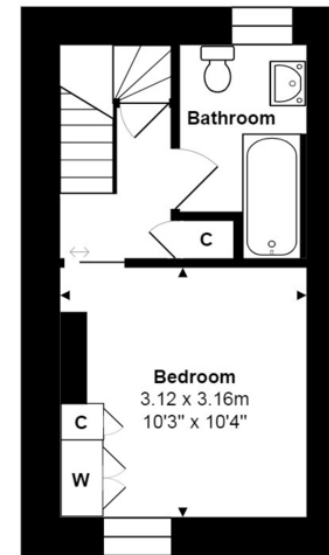
LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council
City Chambers
Queen Street
Oxford
OX1 1EN
Telephone (01865) 249811
Council Tax Band C - £1607.51 for 2017/18

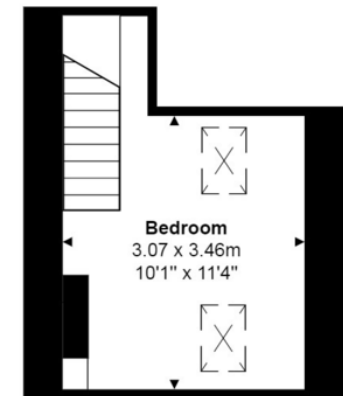




Ground Floor



First Floor



Second Floor



01865 297555

1-4 The Plain, St.Clements, Oxford, OX4
1AS

city.sales@pennyandsinclair.co.uk

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