



12 SIDNEY STREET

OXFORD, OX4 3AG

PENNY &  
SINCLAIR



# 12 SIDNEY STREET

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A well-presented and extended Victorian mid terrace house situated in this popular East Oxford side road. The light and airy accommodation is arranged over two floors and there is a secluded south west facing garden to the rear.

- Entrance Hall • Open Plan Sitting/Dining Room • Extended Kitchen/Breakfast Room • Bathroom • Two Bedrooms • South West Facing Rear Garden •

## DESCRIPTION

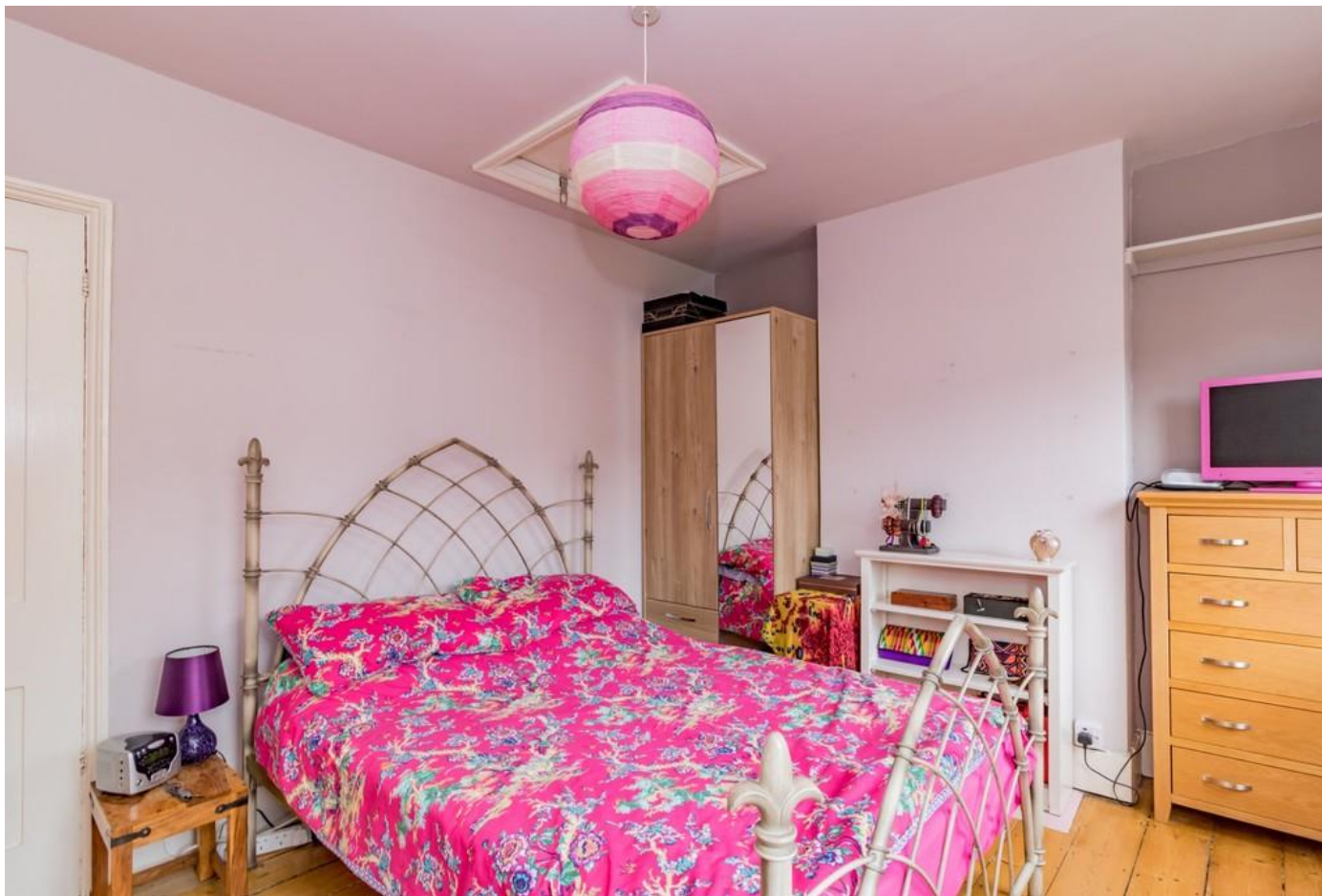
A beautifully presented bay fronted Victorian mid terrace house situated in this popular East Oxford side street. Access to the city centre, ring road and business parks is excellent. The light and airy accommodation is arranged over two floors and comprises entrance hall, open plan sitting/dining room, extended kitchen/breakfast room with AEG integrated appliances and granite worktop, bathroom and two double bedrooms. Outside there is on street parking to the front and a secluded south west facing garden to the rear.

## LOCATION

Sidney Street is located to the east of the city centre and within easy reach of the bustling Cowley Road and Magdalen Bridge. The location offers shops, bars, restaurants and the local cinema within a short walk, as is the bus stop on St Clements Street with a regular service to London and the city centre. South Park, Headington Hill and the University Parks are again a short walk away.







### **DIRECTIONS**

From The Plain, proceed along the Iffley Road. Turn left into Magdalen Road and right into Sidney Street. The property will be found a short way along on the right hand side.

### **VIEWING ARRANGEMENTS**

Strictly by appointment with Penny & Sindair. 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.

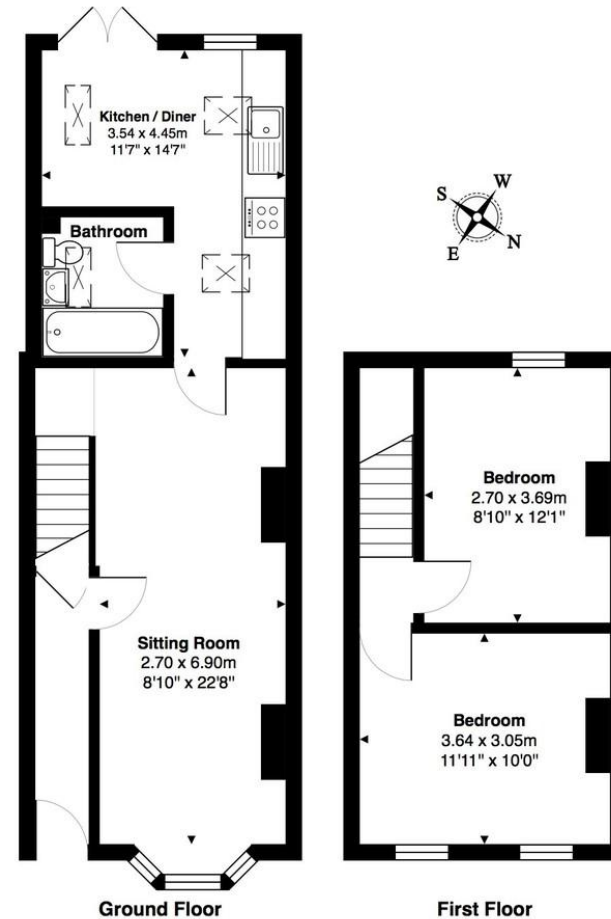
### **TENURE & POSSESSION**

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 D amounting to £1909.79 (2018/19)





Approximate Gross Internal Area: 67.1 m<sup>2</sup> ... 722 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)

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