



53 EAST AVENUE

OXFORD, OX4 1XP

PENNY &  
SINCLAIR



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**A beautifully presented bay fronted Victorian three storey house situated in this sought after side road and within easy reach of the city centre, London/airport coach stop, South Park and Oxford hospitals.**

Entrance Hall • Sitting Room • Dining Room • Kitchen • Three Bedrooms • Ensuite Bathroom • Family Bathroom • Permit On Street Parking • Secluded Rear Garden

## DESCRIPTION

A beautifully presented bay fronted Victorian three storey house situated in this sought after side road and within easy reach of the city centre, London/airport coach stop, South Park and Oxford hospitals. The light and airy accommodation comprises, entrance hall, sitting room with bay window and open fireplace, open plan rear reception room with open fireplace and kitchen, two first floor bedrooms, spacious bathroom with freestanding bath and separate shower. The top floor consists of a well proportioned bedroom with ensuite bathroom. Period features remain throughout the house with thought and care given to fittings and overall finish. Outside there is on street permit parking to the front and to the rear, a secluded and established garden.

## LOCATION

East Avenue is located to the east of the city centre and within walking distance of Magdalen Bridge and the High Street. The bustling Cowley Road shops and facilities is a short walk, as is South Park and the London/airport coach stop in St. Clements Street.





### **DIRECTIONS**

From The Plain proceed along St. Clements Street. At the traffic lights in London Place, turn right into Morrell Avenue. Take the third turning on the right into East Avenue. The property will be found on the right hand side.

### **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 who have seen the property in order that you do not make a wasted journey.

### **FIXTURES & FITTINGS**

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

### **SERVICES**

All main services are connected.

### **TENURE & POSSESSION**

The property is a Freehold with vacant possession upon completion.

### **LOCAL AUTHORITY & COUNCIL TAX**

Oxford City Council

Town Hall

St Aldates

Oxford

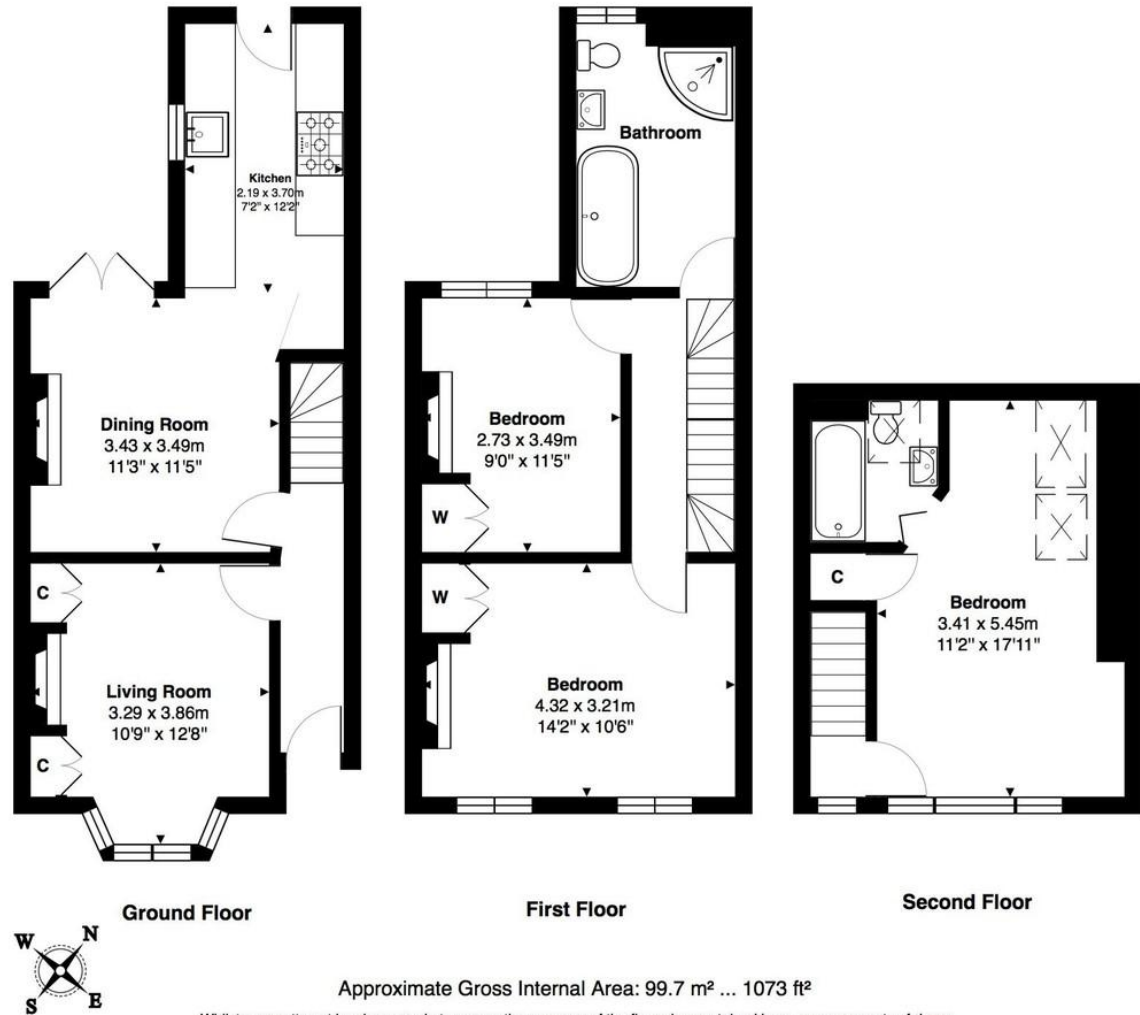
OX1 1BX

(01865) 249811

Council Tax Band D - £1909.79 for 2018/19







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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