



**16 CATHERINE STREET**

OXFORD, OX4 3AQ

**PENNY &  
SINCLAIR**



# 16 CATHERINE STREET

OXFORD, OX4 3AQ  
GUIDE PRICE £435,000

**A pretty Victorian mid terrace house situated in this popular East Oxford side road. The property has been extended and refurbished by the current owners to a high standard.**

Open Plan Sitting Room • Extended Kitchen/Breakfast Room • Two Double Bedrooms • First Floor Bathroom • South West Facing Rear Garden •

## DESCRIPTION

A pretty Victorian mid terrace house situated in this popular East Oxford side road. The property has been extended and refurbished by the current owners to a high standard. The accommodation is arranged over three floors and comprises, open plan sitting room leading into a superb kitchen/breakfast room extension with glazed doors leading onto the south west facing rear garden. There is a double bedroom and bathroom on the first floor and a further double bedroom on the top floor. Outside there is on street parking to the front and a garden to the rear.

## LOCATION

Catherine Street is a quiet residential road found off Magdalen Road, a highly sociable and cultural location with many popular bars and restaurants, the Pegasus Theatre is nearby and within easy reach of Oxford Brookes and the city centre. The property is within the SS Mary & John School catchment area and within a short walk of Cowley Road.





### **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 mains services are connected.

### **TENURE & POSSESSION**

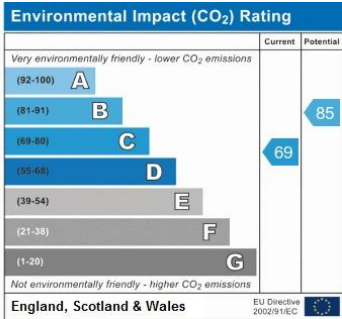
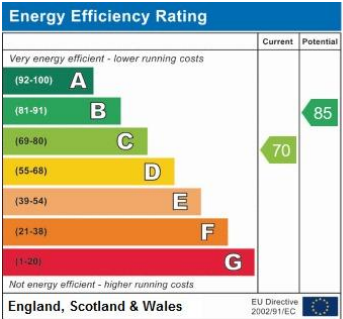
The property is a Freehold with vacant possession upon completion.

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

Oxford City Council  
Town Hall  
St Aldates  
Oxford  
OX1 1BX  
(01865) 249811  
Council Tax band C - £1,764.86 for 2019/20

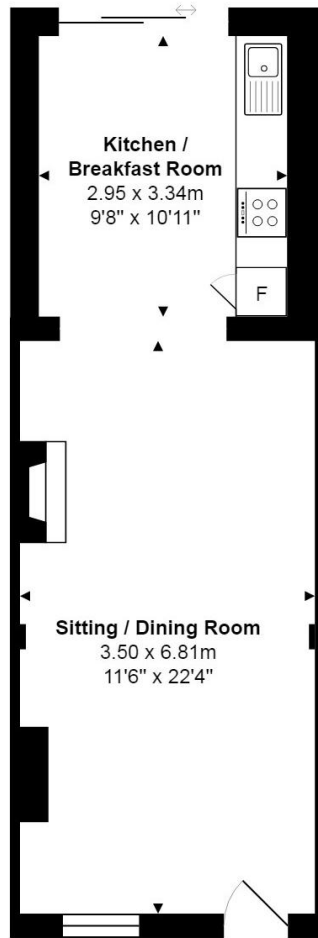




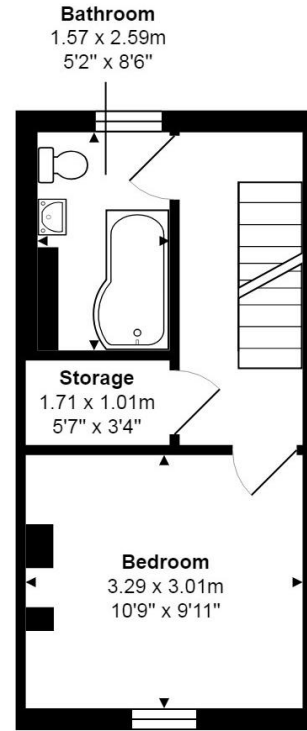


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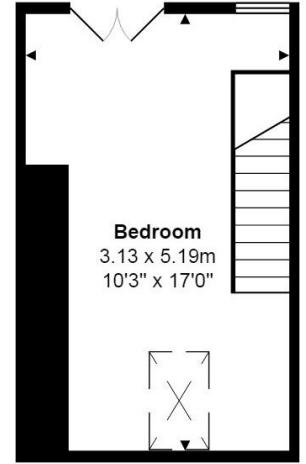
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Ground Floor



First Floor



Second Floor



Approx. Gross Internal Area: 71.9 m<sup>2</sup> ... 774 ft<sup>2</sup>

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