



**PENNY & SINCLAIR**



# 31 BARTLEMAS ROAD, OXFORD, OX4 1XU

Guide Price £725,000

## DESCRIPTION

A very well presented bay fronted Victorian mid terrace house arranged over three floors and located in this highly regarded residential area to the east of the city centre. The accommodation comprises, entrance hall, lovely sitting room, with open fireplace, coving and sealed floor boards, dining room with open fireplace, kitchen/breakfast room, cloakroom, three first floor double bedrooms, bathroom and a superb top floor master double bedroom and additional bathroom. Outside there is permit parking to the front of the property, and to the rear an established garden with terrace, lawn and flower borders.

## LOCATION

Bartlemas Road is located to the east of the city centre and is within walking distance and the Cowley Road which has a wide range of multi-national restaurants, shops and bars. Oxford city centre is also within walking distance where you will find a more comprehensive range of shops, cafes and restaurants. For those commuting out of the city, there is good access to the ring road, A34 and A40 as well as the train station in the city centre.

## DIRECTIONS

From The Plain, proceed along the Cowley Road. Continue past the

shops and turn left into Bartlemas Road. The property will be found a short way along on the left hand side identified by a Penny & Sinclair for sale sign.

## 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 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.

## LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council  
Town Hall  
St Aldates  
Oxford  
OX1 1BX  
(01865) 249811  
Council Tax Band - E £2121.13 for 2016/17

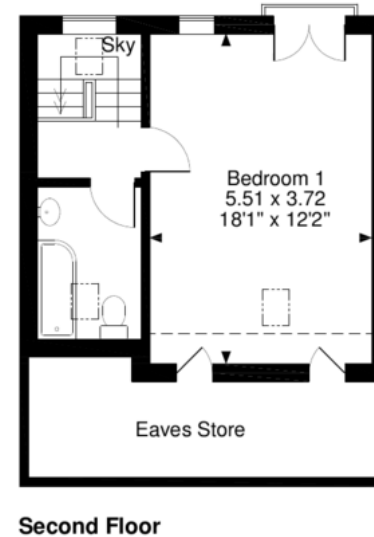
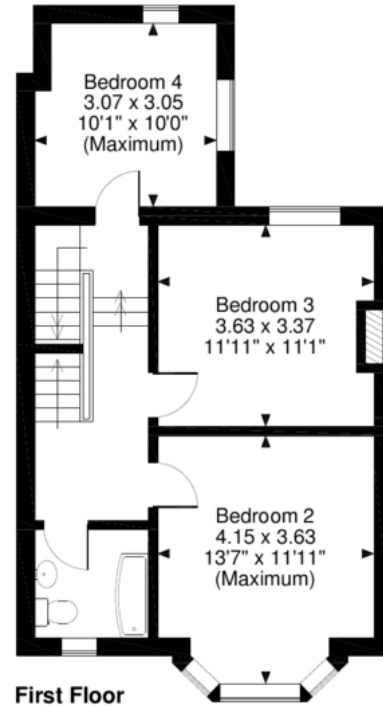
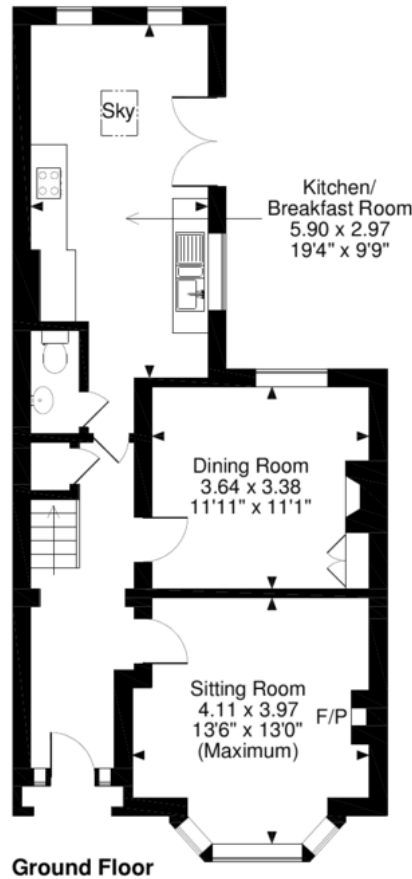
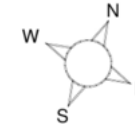
## AGENTS NOTE

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**Bartlemas Road, Oxford**  
**Approximate Gross Internal Area**  
**1470 Sq Ft/136 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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iii) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact;

iv) nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order;

v) all measurements are approximate.



