



63 IFFLEY ROAD

OXFORD, OX4 1EF

PENNY &
SINCLAIR

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A substantial end of terrace Victorian property situated on the corner of Iffley Road and Temple Street. The property is arranged over two main floors. There is also a cellar/store that offers potential for a full conversion, subject to planning and building regulations. The property is currently owner occupied, but also benefits from an HMO license for six occupants. Offered for sale with no onward chain.

Entrance Hall • Three Reception Rooms • Kitchen • Utility Room • Cloakroom • Four Bedrooms • Two Bathrooms • Small Courtyard Garden • On Street Permit Parking

DESCRIPTION

A substantial end of terrace Victorian property situated on the corner of Iffley Road and Temple Street. The property is arranged over two main floors. There is also a cellar/store that offers potential for a full conversion, subject to planning and building regulations. Comprises, entrance hall, three ground floor reception rooms, cloakroom, kitchen, utility room, four first floor bedrooms and two bathrooms. The property is currently owner occupied, but also benefits from an HMO license for six occupants. Offered for sale with no onward chain.

LOCATION

The property is situated within walking distance of the High Street, Carfax, South Park and the London/airport coach stops. Oxford railway station is less than two miles away and there is also excellent access to the ring road and A/M40. The historic Roger Bannister running track, tennis courts, university swimming pool and gymnasium are close by. Local supermarkets, individual shops, cafes, pubs and restaurants are easily accessible on St. Clements and the Cowley Road.





DIRECTIONS

From our office on The Plain, proceed along the Iffley Road. The property is located on the corner of Temple Street.

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.

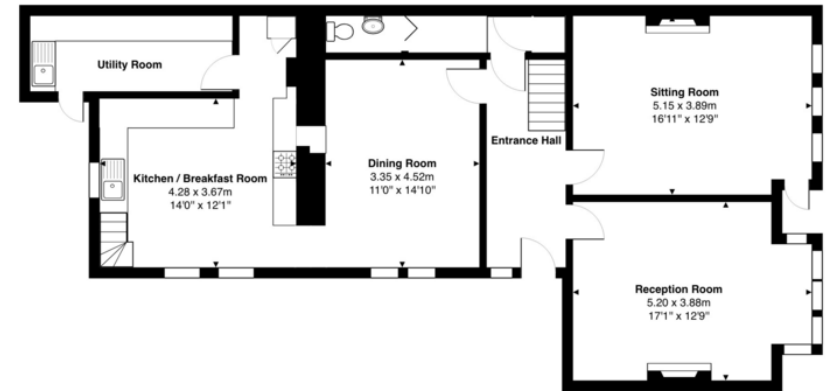
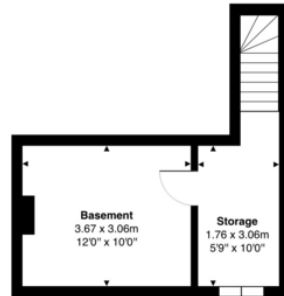
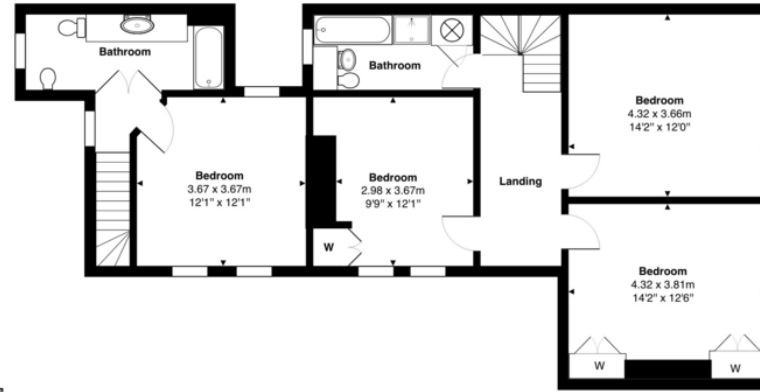
TENURE & POSSESSION

The property is freehold and offers vacant possession.

LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council
Town Hall
St Aldates
Oxford
OX1 1BX
(01865) 249811
Council Tax Band F £2758.58 for 2018/19





Approximate Gross Internal Area 207.4 m² ... 2232 ft²

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

PENNY & SINCLAIR

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