



45 MAGDALEN ROAD

OXFORD, OX4 1RB

**PENNY &
SINCLAIR**

45 MAGDALEN ROAD

OXFORD, OX4 1RB

A superb refurbished terrace house situated in the heart of East Oxford. The property has been finished to a high standard throughout and offers allocated off-street parking.

Sitting Room • Kitchen/Breakfast Room • Cloakroom • Three Bedrooms • Family Bathroom • Shower Room • Landing/Study Area • Off Street Parking • Endosed Rear Garden

DESCRIPTION

A superb refurbished terrace house situated in the heart of East Oxford. The property has been finished to a high standard throughout and offers allocated off-street parking. The property is one of a pair and has been designed externally to reflect the architectural style of the area. The property is arranged over three floors and extends to c. 1276 sq. ft. The accommodation comprises sitting room, cloakroom, kitchen/breakfast room with a glazed roof canopy and bi-fold doors leading onto the rear garden, creating the perfect heart of the home. The master bedroom is located on the first floor. There is a further bedroom on this floor along with a family bathroom. There is a further double bedroom and shower room on the top floor as well as an open plan landing area that would work well as a study. The superb level of specification will includes under floor heating on the ground floor, oak floorboards in the sitting room, limestone floor in the kitchen, integrated appliances, premium fittings and finish, with elegant décor providing a calming backdrop.

LOCATION

Magdalen Road, a highly sociable and cultural location with many popular bars and restaurants including the Magdalen Arms and Rusty Bicycle. The Pegasus Theatre is nearby and within easy reach of Oxford Brookes and the city centre.





DIRECTIONS

From The Plain, proceed along the Iffley Road. Take the tenth turning on the left into Magdalen Road. The property will be found opposite Sidney Street on the left 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's staff who has seen the property, in order that you do not make a wasted journey.

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 E £2334.19 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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



01865 297555

1-4 The Plain, St.Clements, Oxford, OX4 1AS

city.sales@pennyandsinclair.co.uk

IMPORTANT NOTICE Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that: i) the particulars do not constitute part of an offer or contract; ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact; iii) the text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Penny & Sinclair have not tested any services, equipment or facilities. A buyer or lessee must satisfy themselves by inspection or otherwise. iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) 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; vi) no person in the employment of Penny & Sinclair has any authority to make or give any representation or warranty whatsoever in relation to this property; vii) all measurements are approximate.