



**12 UNION STREET**

OXFORD, OX4 1JP

**PENNY &  
SINCLAIR**



# 12 UNION STREET

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**A beautifully presented Victorian mid terrace house situated in this excellent location with access to Cowley Road, city centre and South Park. The light and airy accommodation is arranged over three floors and extends to c. 1062 sq ft.**

Entrance Hall • Sitting Room • Open Plan Kitchen/Dining Room • Three Bedrooms • Bathroom • On Street Permit Parking • Beautifully Established Rear Garden •

## DESCRIPTION

A beautifully presented Victorian mid terrace house situated in this excellent location with access to Cowley Road, city centre and South Park. The light and airy accommodation is arranged over three floors and comprises entrance hall, sitting/dining room, superb contemporary kitchen/breakfast room, two first floor bedrooms, bathroom and a top floor bedroom/study. Outside there is on street permit parking to the front and to the rear, a most private established garden.

## LOCATION

Union Street is located to the east of the city centre and within easy reach of Magdalen Bridge and the High Street. This location offers easy access to the bustling Cowley Road and St Clements shops, bars, restaurants and South Park. There is excellent access to the London/airport coach stop in St. Clements Street.

## DIRECTIONS

From our office on The Plain, proceed along into the Cowley Road. Turn left into Union Street. The property will be found a short way along 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.

### **SERVICES**

All mains services are connected.

### **FIXTURES & FITTINGS**

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

### **TENURE & POSSESSION**

The property is freehold and offers vacant possession upon completion.

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

Oxford City Council

City Chambers

Queen Street

Oxford

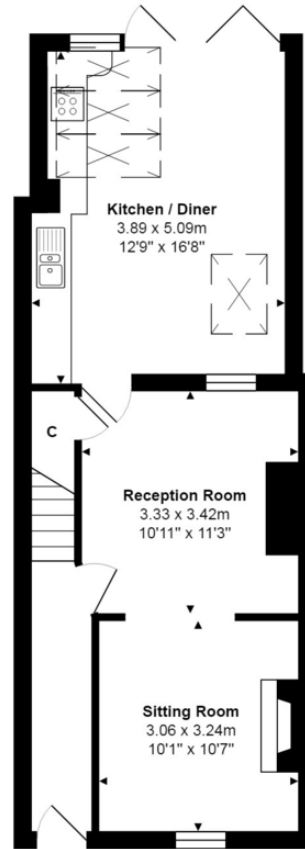
OX1 1EN

Telephone (01865) 249811

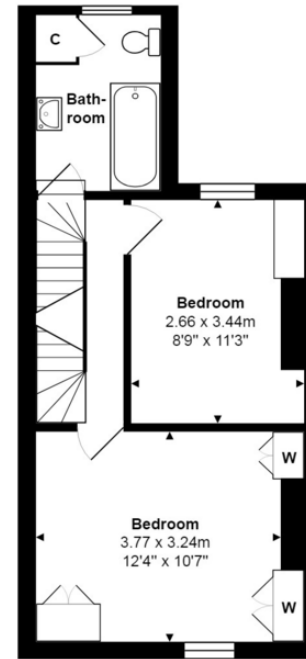
Council tax band 'D' amounting to £1,909.79 for the year 2018/19



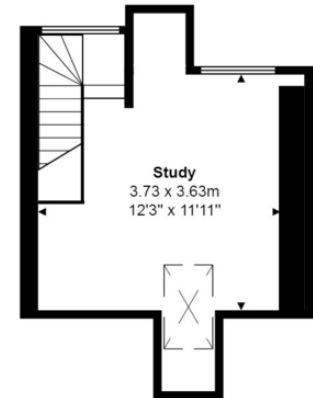




Ground Floor



First Floor



Second Floor



Approx. Gross Internal Area: 98.7 m<sup>2</sup> ... 1062 ft<sup>2</sup>

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

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