



68 PERCY STREET

OXFORD, OX4 3AF

**PENNY &
SINCLAIR**

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A stylish and beautifully refurbished bay fronted semi detached Victorian house situated in Percy Street.

Entrance Hall • Open Plan Sitting/Dining Room • Kitchen • Bathroom
• Four Bedrooms • Ensuite Shower Room To Master Bedroom •
Private Rear Garden • Offered With No Onward Chain •

DESCRIPTION

A stylish and beautifully refurbished bay fronted semi-detached Victorian house situated on Percy Street. The accommodation is cleverly arranged over three floors and comprises of an entrance hall, open plan double reception room with an open fireplace and bay window, kitchen, family bathroom, three first floor bedrooms and a superb, brand new top floor master bedroom with an ensuite shower room. Outside there is a thoughtfully designed private garden to the front and to the rear with private side access and on street parking. Offered for sale with no onward chain.

LOCATION

Percy Street is located to the east of the city centre and there is a regular bus service to the city centre from the Iffley Road. The property offers excellent access to the Oxford ring road, business parks and the M40/A40. The bustling Cowley Road is within easy walking distance and offers a wide variety of shops, restaurants and other facilities. The local primary school SS Mary & John in nearby Bedford Street, has an excellent reputation, as does Cherwell and Cheney secondary schools.

DIRECTIONS

From The Plain, proceed along the Iffley Road. After c. 0.9 miles turn left into Percy Street. The property will be found on the left hand side identified by a Penny & Sinclair For Sale board.





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.

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

Town Hall

St Aldates

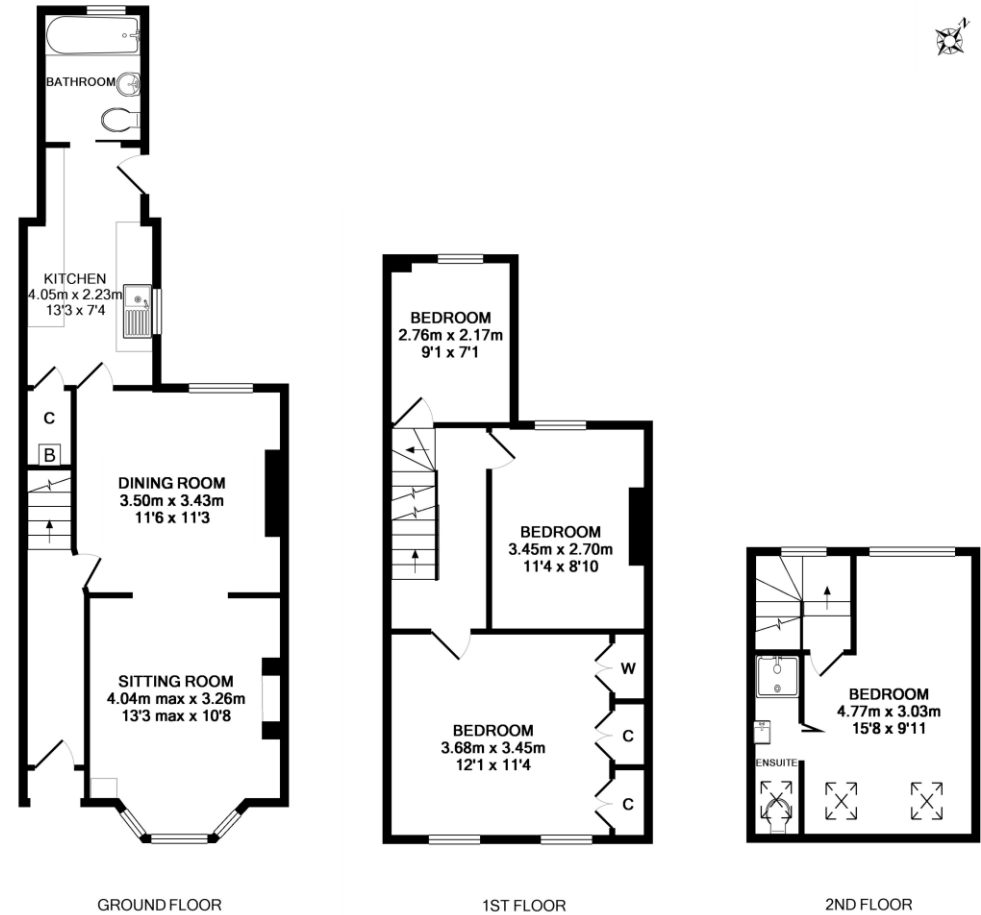
Oxford

OX1 1BX

Telephone (01865) 249811

Council Tax Band D £1909.79 for 2018/19





TOTAL APPROX. FLOOR AREA 92.0 SQ.M. (990 SQ.FT.)

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Drawn by E8 Property Services - www.e8ps.co.uk
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01865 297555

1-4 The Plain, St.Clements, Oxford, OX4 1AS
city.sales@pennyandsinclair.co.uk

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