



**106 FAIRACRES ROAD**  
OXFORD, OX4 1TG





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**A well presented 1920's bay fronted semi-detached house situated towards the end of this sought after Iffley Fields side road and backing onto the convent grounds.**

Entrance Hall • Cloakroom • Sitting Room • Kitchen/Dining Room •  
Family Room • Three Bedrooms • Bathroom • Established Rear  
Garden •

## DESCRIPTION

A well presented 1920's bay fronted semi-detached house situated towards the end of this sought after Iffley Fields side road and backing onto the convent grounds. The light and airy accommodation is arranged over two floors and comprises, entrance hall, cloakroom, sitting room, open plan kitchen/dining room, well proportioned family room with doors leading onto the rear garden, three bedrooms and bathroom. Period features remain and include sash windows and an open fireplace in the sitting room. Outside there is on street parking to the front, and to the rear, a secluded and established garden.

## LOCATION

Iffley Fields is a highly sought after area consisting of mainly Victorian and Edwardian houses with St Mary and St John primary school nearby and open spaces alongside the Isis. There are local pubs and restaurants, Oxford University Sports Grounds and public transport to London passes nearby. The location provides easy access to the comprehensive amenities of Iffley, Cowley and Oxford City Centre. Additionally the University, good Oxford schools (both private and state) are within easy reach as are the Headington hospitals and Brookes University.

## DIRECTIONS

From The Plain proceed along the Iffley Road. Take the fourth turning on the right into Fairacres Road. The property will be found towards the end of the road 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.

### **SERVICES**

All mains services are connected.

### **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

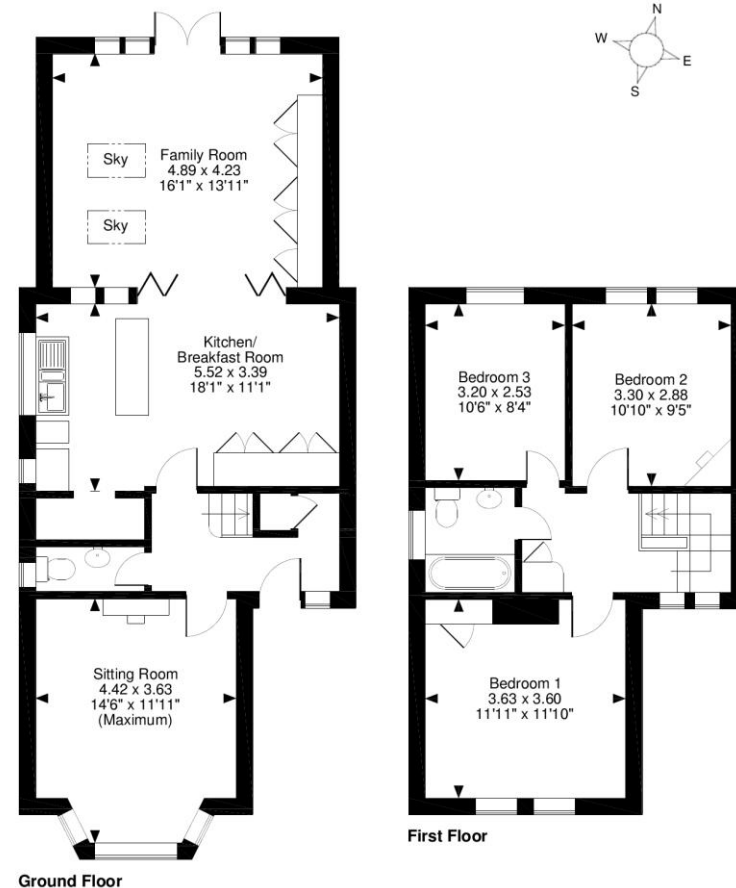
Council Tax Band 'E' amounting to £2210.33 for year 2017/18







Fairacres Road, Oxford  
Approximate Gross Internal Area  
1168 Sq Ft/109 Sq M



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

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