



**30 LEOPOLD STREET**

OXFORD, OX4 1PU

**PENNY &  
SINCLAIR**



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**A Victorian bay fronted end of terrace house situated in this well regarded East Oxford side road. Access to the Cowley Road, South Park and Oxford colleges is excellent. No onward chain.**

Entrance Hall • Open Plan Sitting/Dining Room • Kitchen • Two Bedrooms • First Floor Bathroom • On Street Permit Parking • South Facing Courtyard Garden • No Onward Chain •

## DESCRIPTION

A Victorian bay fronted end of terrace house situated in this well regarded East Oxford side road. Access to the Cowley Road, South Park and Oxford colleges is excellent. The accommodation extends to \*\*\*\* sq ft and comprises, entrance hall, open plan sitting/dining room, kitchen, two bedrooms and first floor bathroom. Outside there is on street parking to the front and to the rear a sunny south facing courtyard garden. Offered with no onward chain.

## LOCATION

The property is situated in a setting of similar period houses and yet just two minutes walk of the colourful and lively Cowley Road. There is a range of multicultural shops and restaurants, a local Co-op shop is at the end of the road and the Pegasus Theatre is a few minutes walk in Magdalen Road.

## DIRECTIONS

From our offices on The Plain follow the Cowley Road for about 0.5 miles, passing the Health Centre on the left hand side. Shortly afterwards with Divinity Road on your left, turn right into Leopold Street. The property will be found towards the end of the road 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 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.

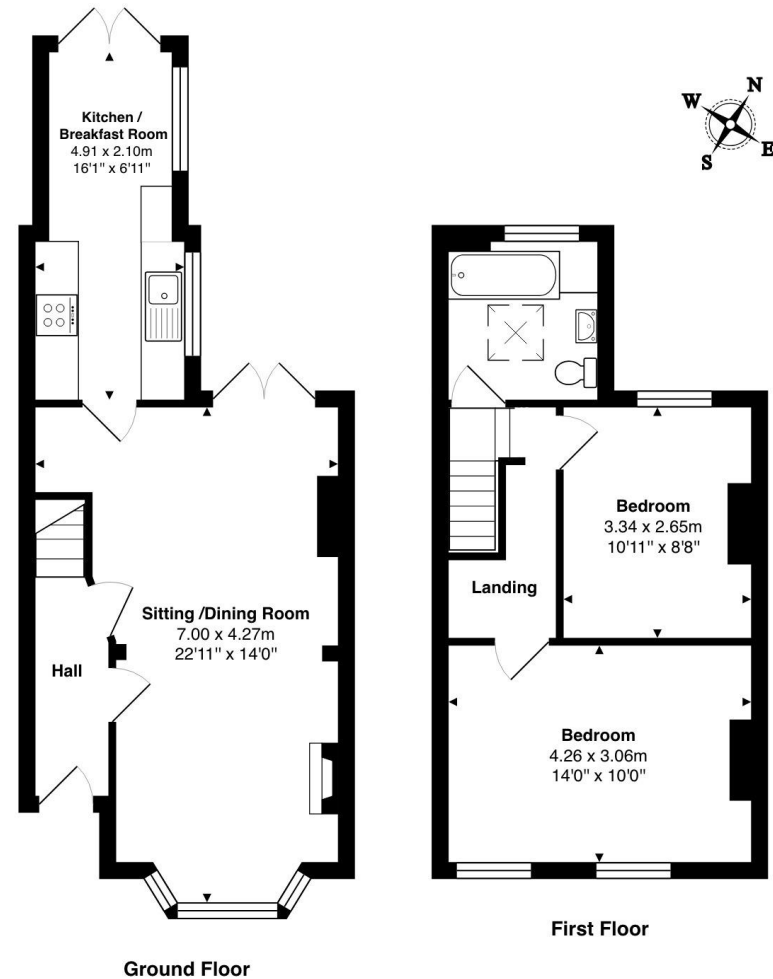
#### **TENURE & POSSESSION**

The property is freehold and offers vacant possession 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





Approximate Gross Internal Area: 68.1 m<sup>2</sup> ... 733 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](http://www.e8ps.co.uk)

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