



Southmoor Road
Oxford

Carter Jonas

4 SOUTHMOOR ROAD OXFORD OX2 6RD

3 bedrooms
1 bathroom

DESCRIPTION

An attractive mid terraced Victorian house in need of updating with a practical layout over three floors in a very popular location for families.

On the ground floor, the hall opens up to the double reception room with deep windows allowing the light to flood in, and to the kitchen at the rear of the property with doors opening onto a terrace.

The main bedroom and a good size bathroom are on the first floor, together with two further double bedrooms on the second floor offering lovely views.

To the front is a small garden area with retaining brick wall. The rear garden has a small terrace with a large gravelled area perfect for outdoor table and chairs; the borders are interspersed with flowers, plants and shrubs; and there is a shed located at the far end of the garden.

LOCATION

Southmoor Road is situated close to the heart of Jericho with its thriving shops, cafes, restaurants and an independent cinema. It is also within reach of many of Oxford's excellent choice of schools, the city centre and university departments.

A MID TERRACE VICTORIAN TOWN HOUSE SITUATED ON SOUTHMOOR ROAD, CLOSE TO THE HEART OF JERICHO AND THE CENTRE OF OXFORD, WITH THRIVING SHOPS, CAFES, RESTAURANTS AND AN INDEPENDENT CINEMA ALL NEARBY ON WALTON STREET.



Further Information:

Council Tax Band: G

EPC rating: F

All mains services connected.

Gas central heating.

Tenure: Freehold with vacant possession on completion.

Mobile phone coverage and speeds can be checked here: checker.ofcom.org.uk, however, all providers are predicted to have good levels of service inside at this property.

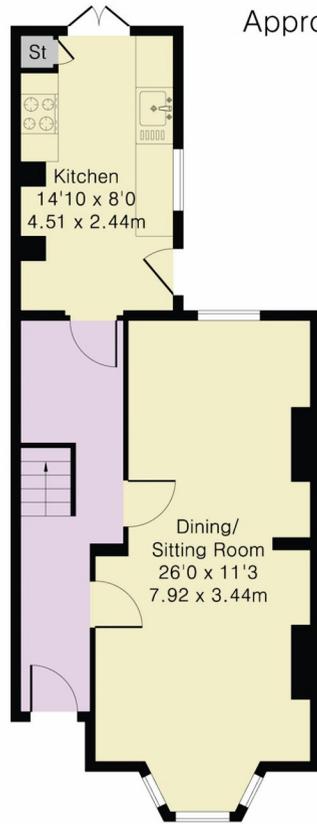
Broadband speeds can be checked here: checker.ofcom.org.uk. The maximum download rate is predicted to be 1000mbps with a 100mbps upload speed, subject to availability.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

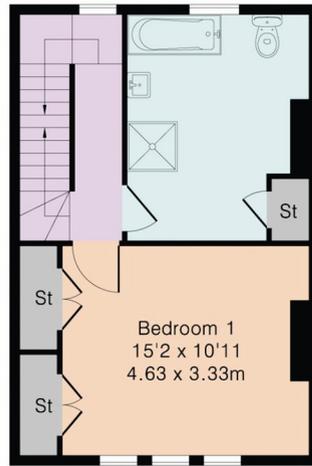
Directions: OX2 6RD





Ground Floor

Approximate Gross Internal Area 1158 sq ft – 107 sq m
 Ground Floor Area 477 sq ft – 44 sq m
 First Floor Area 354 sq ft – 33 sq m
 Second Floor Area 327 sq ft – 30 sq m



First Floor



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Offices throughout the UK



IMPORTANT INFORMATION

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