



110/110A ST MARYS ROAD OXFORD OX4 1QD

4 bedrooms in main house
Separate self-contained 1 bedroom flat
Generous corner plot
Desirable East Oxford location

DESCRIPTION

A well located end terraced house located on a corner plot in this favoured part of Oxford, close to both the Iffley road and to the Cowley Road with its eclectic mix of cafes, bars and restaurants.

The accommodation is currently divided into a four bedroom house and a one bedroom flat, both of which have their own postal addresses and are separately rated for council tax.

The house is arranged over three floors with the ground floor having an entrance hall and sitting room. The first floor has a kitchen, two double bedrooms, a bathroom and separate wc with the top floor providing a further two good sized bedrooms. The flat provides a kitchen, bed/sitting room and bathroom.

There is a long enclosed garden serving both properties.

LOCATION

St Marys Road in East Oxford lies within the 'golden triangle' renowned for its vibrant atmosphere and wonderful mix of amenities. It is located mid way between the bustling Cowley Road with its mix of independent shops, cafés and restaurants and the Iffley Road, with the amenities on Magdalen Road, close by too.

Other local amenities include multiple primary schools, mini supermarkets, a doctor's surgery, The Rusty Bicycle Pub, Hamblin Bread and the renowned gastro pub, The Magdalen Arms.

A WELL LOCATED END TERRACED VICTORIAN HOUSE SITUATED ON A CORNER PLOT WITH SCOPE FOR IMPROVEMENT, CURRENTLY SPLIT INTO A 4 BEDROOM HOUSE AND A ONE BEDROOM FLAT.



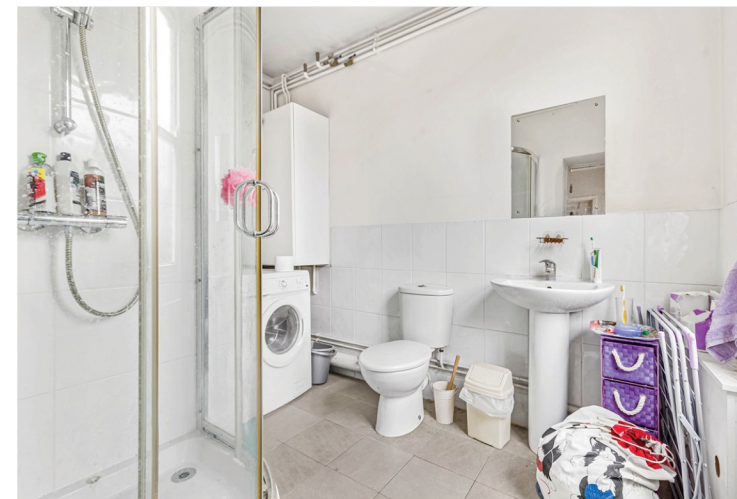
ADDITIONAL INFORMATION

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

Directions: OX4 1QD

Tenure: Freehold
Council tax Band D (110) & B (110a)
EPC rating D (110) & C (110a)
All mains services are connected. Properties are serviced independently.

According to Ofcom, Ultrafast broadband is available and mobile coverage is likely outdoor but limited on some networks inside.



Approximate Gross Internal Area 1696 sq ft - 158 sq m

Ground Floor Area 689 sq ft – 64 sq m

First Floor Area 707 sq ft – 66 sq m

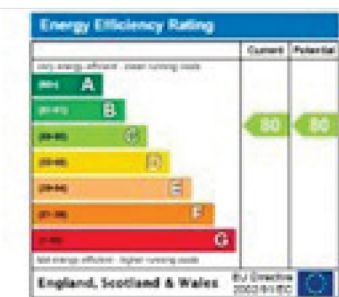
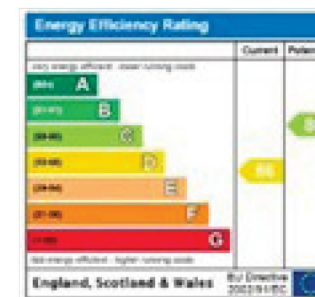
Second Floor Area 300 sq ft – 28 sq m



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.



Carter Jonas



Oxford 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

carterjonas.co.uk

Offices throughout the UK



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