





## 7 WEST STREET OXFORD OX2 0BQ

4 bedrooms, 2 bathrooms & downstairs cloakroom  
Double aspect sitting/dining room  
Pretty garden with summerhouse  
Ideally located for Oxford train station

### DESCRIPTION

Lying in the heart of sought after Osney Island, this period terraced home has charm and character with many period features. Attractively located on West Street, the road mirrors the curvature of the Osney Stream and is predominantly made up of Victorian brick built terraced homes.

The ground floor is well configured for entertaining or family gatherings in the spacious sitting / dining room with period features, sash windows, wooden floors and brick fireplaces. The hallway leads to the kitchen and breakfast room overlooking the rear garden. There are three bedrooms and a bathroom on the first floor and, on the second floor, is the principal ensuite bedroom. This is a particularly light, double aspect room overlooking the garden and attractive rooftop views beyond.

### OUTSIDE

The mature garden has a path leading to the summerhouse and borders planted with shrubs, plants, flowers and trees. The pretty summerhouse has a sauna (unused in recent years) and offers potential to create a garden office.

### LOCATION

West Street is set on Osney Island, which lies just off Botley Road, a short walk away from Oxford train station. Osney Island is a riverside community to the west of the city centre located off Botley Road and is close to parks and canal/riverside walks. The Island has a close community spirit and is within walking distance of a good range of shops, including a Waitrose supermarket, public houses, allotments, an excellent primary school, local businesses and community centre.

## A SPACIOUS FOUR BEDROOM VICTORIAN TERRACED HOME WITH A SUMMERHOUSE IN SOUGHT AFTER OSNEY ISLAND WITHIN EASY REACH OF OXFORD CITY CENTRE AND THE RAILWAY STATION





### Further Information

Tenure: freehold with vacant possession on completion.  
Services: all main services are connected.  
Local Authority: Oxford City Council  
Council Tax: Band F  
Flood zone 3

Mobile phone coverage and speeds can be checked here: [checker.ofcom.org.uk](https://checker.ofcom.org.uk), however, all providers are predicted to have good levels of service outside at this property with limited coverage indoors.

Broadband speeds can be checked here: [checker.ofcom.org.uk](https://checker.ofcom.org.uk). The maximum download rate is predicted to be 1000mbps with a 100mbps upload.

## ADDITIONAL INFORMATION

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

**Directions:** OX2 0BQ



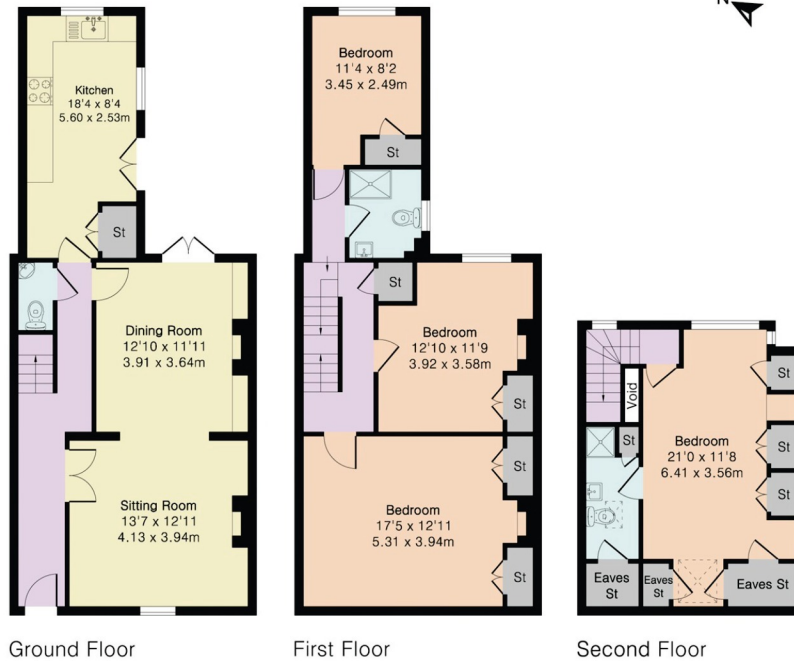


## Approximate Gross Internal Area 1508 sq ft - 141 sq m

Ground Floor Area 610 sq ft – 57 sq m

First Floor Area 610 sq ft – 57 sq m

Second Floor Area 288 sq ft – 27 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	51 E	
21-38	F		
1-20	G		

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Offices throughout the UK



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