



**LABURNUM ROAD, OXFORD, OX2**  
£1,700 per month\*

**Carter Jonas**



# LABURNUM ROAD, OXFORD, OX2

A well presented semi detached house in this convenient West Oxford location.

Accommodation consists: entrance hall, sitting room, dining room, kitchen/breakfast room, study, cloakroom and utility room.

1st floor: two double bedrooms, one single bedroom, shower room.

Externally the property has an enclosed garden, garage, off road parking.

Available immediately for an initial 10 month term on an unfurnished basis.

Mains gas, electricity, water and drainage are connected to the property. The property is freehold. Flood Risk Zone 1

EPC: D


Council tax: Band D. Please contact the vale of white horse district council for current charges.

At a rent of £1,700 per calendar month

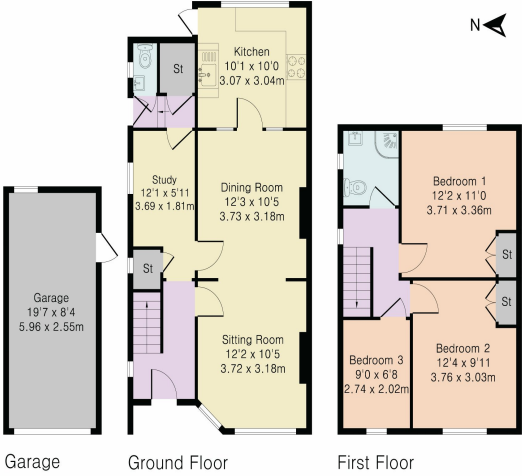
Holding deposit of 1 weeks rent £392.00

Security deposit of 5 weeks rent £1,961.00

- Council Tax Band = D
- Deposit Required = £0.00
- Long Let, Minimum term 9 months
- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- 1 bathroom
- Cloakroom
- Garage
- Off road parking
- Garden
- Unfurnished
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(49-54) <b>E</b>	59	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Approximate Gross Internal Area 1120 sq ft – 104 sq m  
Ground Floor Area 545 sq ft – 51 sq m  
First Floor Area 411 sq ft – 38 sq m  
Garage Area 164 sq ft – 15 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 practice. 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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Classification L2 - Business Data

## IMPORTANT INFORMATION

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