



**WINCHESTER ROAD, OXFORD, OX2**

**£4,500 per month\***

**Carter Jonas**



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## WINCHESTER ROAD, OXFORD, OX2 6NA

A Victorian three bedroom house with enclosed rear garden positioned in this desirable Central North Oxford location.

- 3 bedrooms
- 1 reception room
- 3 bathrooms
- basement
- kitchen/breakfast room
- courtyard garden
- unfurnished
- Victorian

### THE PROPERTY

Accommodation comprising: Entrance hall, Sitting Room which overlooks the front garden, Cloakroom WC/Shower Room, L shaped kitchen diner with doors leading out to the garden, Kitchen appliances include AGA, Dishwasher and fridge freezer. On the first floor is the principle bedroom with an en suite shower room, there is a further bedroom overlooking the garden and on this floor there is a family bathroom. On the second floor is the third bedroom. There is a basement to the property which is where the utility room is and there is a washing machine and dryer is provided. Outside there is a lovely enclosed garden. Permit on street parking.

Available August for an initial 12 month tenancy and then long term. Unfurnished.

Council Tax Band - G (Oxford City Council)

EPC - D. Mains gas and water and electricity are connected to the property.

Flood Risk: Very Low

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

Available August for an initial 12 month tenancy. Unfurnished.



Holding deposit: £1038

Deposit (5 weeks rent): £5192

**ADDITIONAL INFORMATION**

|                 |   |
|-----------------|---|
| Offers          | Available for a minimum term of 12 months longer terms will be considered |
| Viewing         | Strictly by appointment   |
| Local Authority | Council Tax Band - G  |





## Approximate Gross Internal Area 2068 sq ft - 192 sq m

Basement Area 431 sq ft – 40 sq m

Ground Floor Area 720 sq ft – 67 sq m

First Floor Area 697 sq ft – 65 sq m

Second Floor Area 220 sq ft – 20 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.

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Classification L2 - Business Data



### IMPORTANT INFORMATION

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