

MILL ROAD, WOLVERCOTE, OX2

£2,150 per month*

Carter Jonas

MILL ROAD, WOLVERCOTE, OXFORD, OXFORDSHIRE, OX2 8PR

A Grade II listed cottage in the desirable village of Wolvercote, just on the outskirts of Oxford. Dated from the late 1800's this cottage has been refurbished to a very high specification.

- newly renovated
- high specification
- 2 bedrooms
- 1 bathroom
- open plan living/dining
- newly fitted kitchen
- terraced period cottage
- south west facing garden
- air source heat pump
- professionally managed
- village location



THE PROPERTY

Accommodation consists: open plan sitting room/dining room, newly fitted kitchen with door leading to garden, cloakroom. To the first floor are two bedrooms and a newly fitted shower room with a shower over the bath.

Externally the property has a south facing garden and outside store. Parking is on street and not allocated.

The village is popular with a thriving local community and is in close proximity to the River Thames, Wolvercote Common and Port Meadow. The village also has 4 pubs, parish Church and an academy Primary School.

Available December on an unfurnished basis.

Council tax band D - Please see Oxford City website for current charges.

EPC: Awaiting new rating

Flood Risk: Very low

Holding deposit = 1 weeks rent £496

Deposit = 5 weeks rent = £2480

Mains electricity, water and drainage. Air source heating.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk



ADDITIONAL INFORMATION

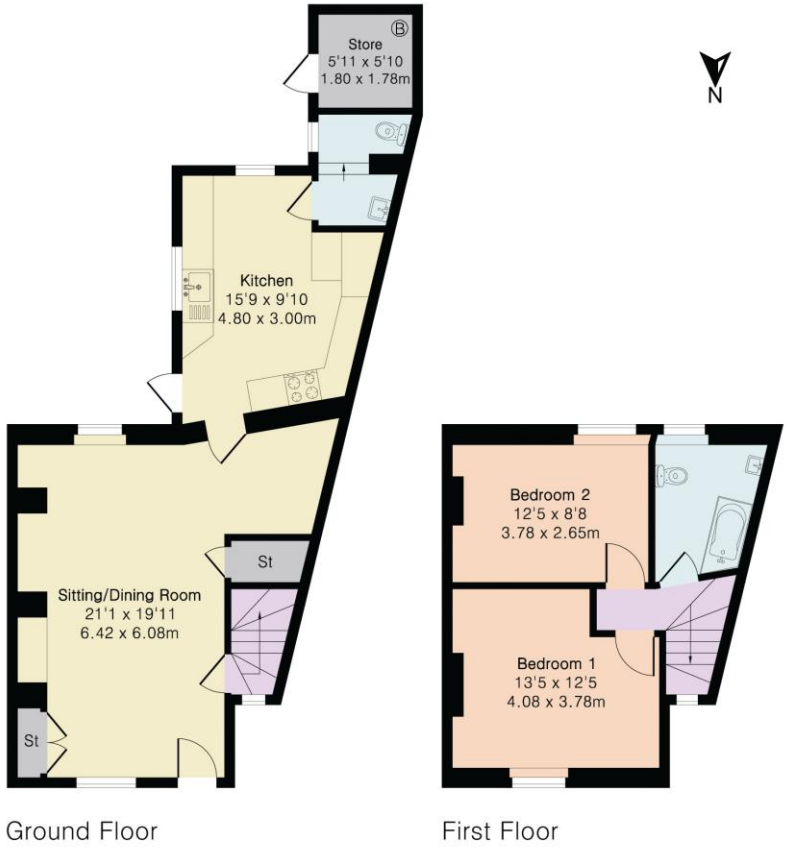
Viewing	Strictly by appointment
Local Authority	Oxford City Council - Council Tax Band D







Approximate Gross Internal Area 964 sq ft - 90 sq m
Ground Floor Area 610 sq ft – 57 sq m
First Floor Area 354 sq ft – 33 sq m



Ground Floor First Floor







PINKPLAN

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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OnTheMarket

IMPORTANT INFORMATION

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Classification L2 - Business Data