



84 IFFLEY TURN OXFORD OX4 4HN

4 bedrooms & 1 bathroom
2 reception rooms
Garage & driveway parking
Potential to extend (STPP)

DESCRIPTION

A 1930s detached home enjoying an elevated position extending to approximately 1668sq ft. The property is requiring renovation and also offers excellent potential to extend (subject to the necessary consent).

The accommodation is arranged over two floors. The ground floor comprises a kitchen, two reception rooms and a cloakroom. On the first floor there are four double bedrooms and a family bathroom.

Outside, there is ample parking on the driveway to the front of the integrated garage. The rear garden provides a very green setting with mature borders, established trees and shrubs.

LOCATION

The property is ideally located within easy reach of Oxford city centre, Iffley village, the river towpath, Iffley Lock and the River Thames.

A number of highly regarded schools are within easy reach, along with access to the ring road, A40/M40.

Oxford mainline station provides regular services to London Paddington and London Marylebone.

A FAMILY HOME IN NEED OF RENOVATION LOCATED ON POPULAR IFFLEY TURN WITH OFF STREET PARKING AND A GENEROUS GARDEN. NO ONWARD CHAIN.



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 risk - very low

Mobile phone coverage and speeds can be checked here:

checker.ofcom.org.uk

Broadband speeds can be checked here:

checker.ofcom.org.uk.

ADDITIONAL INFORMATION

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

Directions: OX4 4HN

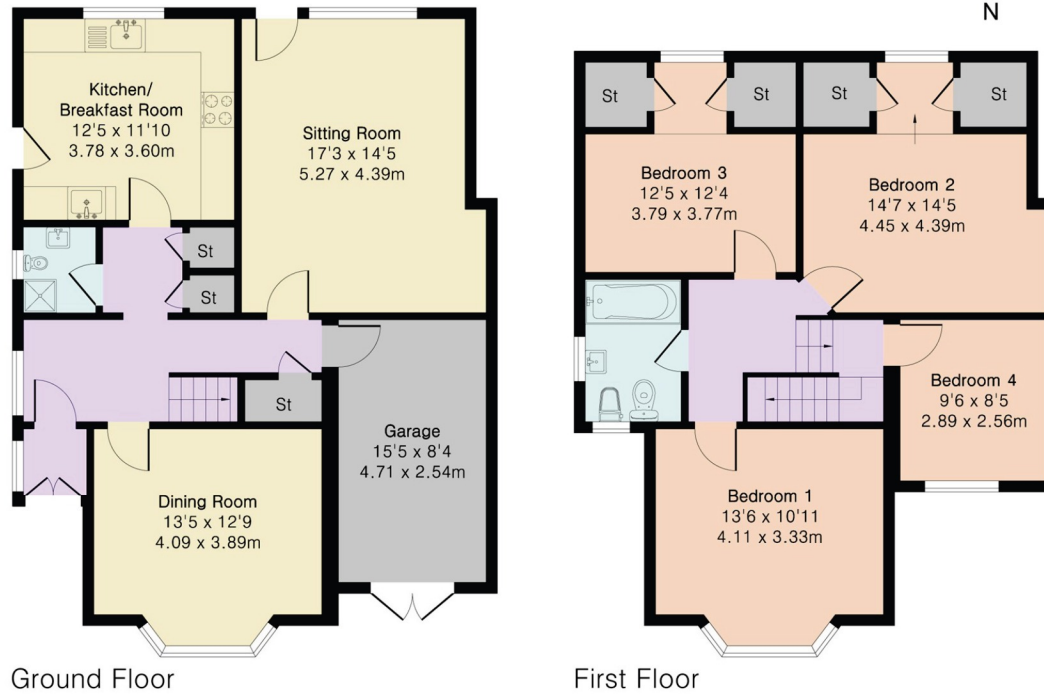
what3words:///stir.rider.hops



**Approximate Gross Internal Area 1668 sq ft - 155 sq m
(Including Garage)**

Ground Floor Area 905 sq ft – 84 sq m

First Floor Area 763 sq ft – 71 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		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Oxford 01865 511444

oxford@carterjonas.co.uk

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

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.