



34 HOWARD STREET OXFORD OX4 3BE

Popular East Oxford location
Two-bed mid-terrace house
Original period features
Garage & off-street parking

DESCRIPTION

A beautifully presented Victorian mid-terrace in the highly popular and vibrant neighbourhood of East Oxford. The property provides a lovely home with accommodation arranged over two floors. The spacious ground floor is arranged as an open plan living area, with a sitting room at the front of the house with a bay window and a lovely feature of a brick fireplace.

Arranged at the rear of the house, part divided from the sitting room and enjoying an outlook over the garden, the bespoke family/dining room/kitchen with fitted units and integrated appliances provides a fabulous family gathering and entertaining space with an abundance of natural light provided by skylights and doors opening to the garden. A useful utility / cloakroom is accessed from the kitchen.

From the entrance hall, stairs lead to the first floor which boasts two charming bedrooms and the family bathroom with a roll top bath and separate shower.

OUTSIDE

The front of the house is set behind a low wall with mature hedging. To the rear, the house enjoys a mature garden with a variety of shrubs and trees on either side of a path which leads to a shed at the rear of the garden. The property has a garage at the rear and a parking space in front of the garage that directly connects to the street at the rear.

A STYLISH AND EXTENDED VICTORIAN TERRACED HOUSE IN THIS CONVENIENT LOCATION TO THE EAST OF THE CITY CENTRE



Howard Street is situated within the sought after area of East Oxford which is within reach of many popular bars and restaurants, and provides easy access to central Oxford amenities. The bustling Cowley Road is within easy walking distance and offers a wide variety of shops, restaurants and other facilities. The local primary school St Mary & St John in nearby Bedford Street, has an excellent reputation, as does Cheney secondary school.

The property is within walking distance of university departments and the city centre, with the JR and Churchill Hospitals just a short distance away. There are regular bus services to London Victoria, Heathrow, Gatwick and Stansted airports and the train station in the city centre offers regular services to London Marylebone and Paddington in approx. 60 mins.

Tenure: Freehold with vacant possession on completion
Services: All main services are connected. Gas fired central heating

Local Authority: Oxford City Council

Council Tax: Band D

Mobile phone coverage and speeds and Broadband speeds can be checked here: checker.ofcom.org.uk.
Mains gas, electricity and water are connected to the property.

ADDITIONAL INFORMATION

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

Directions: OX4 3BE

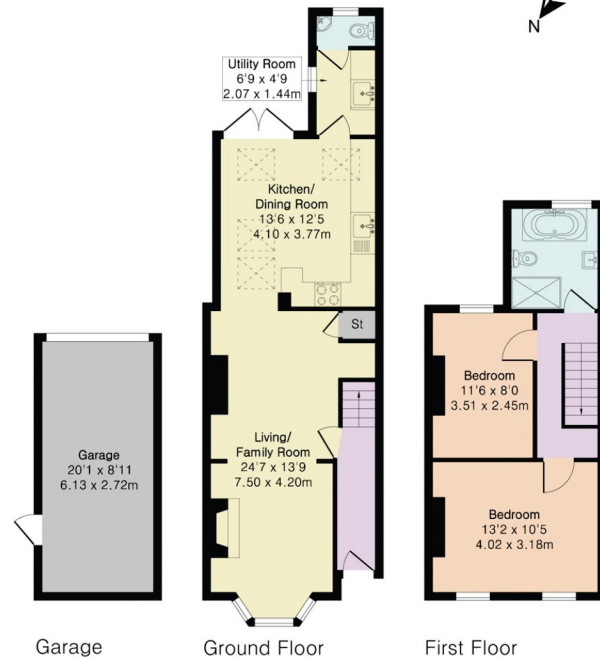


**Approximate Gross Internal Area 872 sq ft - 81 sq m
(Excluding Garage)**

Ground Floor Area 518 sq ft - 48 sq m

First Floor Area 354 sq ft - 33 sq m

Garage Area 179 sq ft - 17 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		87 B
69-80	C	70 C	
55-68	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.