



**James Street**  
Oxford

**Carter Jonas**

## **33 JAMES STREET OXFORD OX4 1ET**

Period property in popular location  
Newly refurbished kitchen & bathroom  
Contemporary fixtures & fittings  
No onward chain

### **DESCRIPTION**

A lovely, well-presented and recently modernised Victorian mid terrace house situated in this popular no through road just off the Cowley Road. The accommodation is arranged over two floors and comprises on the ground floor, an open plan sitting/dining room with bay window to the front and an updated kitchen to the rear. The first floor has two bedrooms and a modern, wet room style shower room. Benefits include gas central heating and double glazing. There is a small, paved front garden and a long rear garden, partly enclosed by brick walling. On street permit parking is available to the front.

### **LOCATION**

Situated off the vibrant Cowley Road, there is good access to local restaurants, bars and other amenities the area has to offer. There are excellent road links to both the city centre and ring road with Oxford Business Park about 1 mile away. Oxford train station is also within easy reach and has regular direct trains to London Paddington. A regular bus service operates from the main road to both central Oxford and Cowley centre.

**A TWO BEDROOM VICTORIAN TERRACE BEING SOLD WITH NO ONWARD CHAIN, RECENTLY REFURBISHED WITH A NEW KITCHEN, BATHROOM, FLOORING THROUGHOUT AND A NEW ROOF. VIEWING ADVISED**



#### FURTHER INFORMATION

Tenure: Freehold

EPC rating: D

Council tax band: D

All mains services are connected.

According to Ofcom, superfast broadband is available in the road.

Mobile coverage is limited indoor on some networks.

## ADDITIONAL INFORMATION

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

**Directions:** OX4 1ET

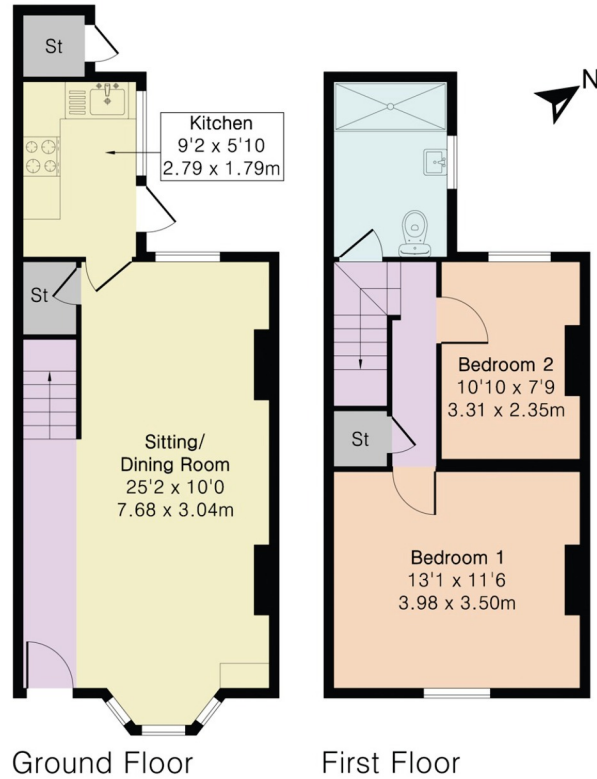
what3words:/// split.wire.fancy



**Approximate Gross Internal Area 725 sq ft - 68 sq m**

Ground Floor Area 373 sq ft – 35 sq m

First Floor Area 352 sq ft – 33 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**

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | <b>82</b> |
| (55-68)                                     | <b>D</b> | <b>61</b>               |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

**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.