



GL55 AVD

20 Cripley Road, Oxford, OX2 0AH

Guide Price £430,000

**These houses are a classic design. 2 spacious receptions, 2 great bedrooms, & easy loft conversion potential.**

A pleasant two bedroom Victorian house with large windows and tall ceilings, ripe for loft conversion (as others in the road have done), close to the railway station and Oxford City Centre. NO CHAIN

Oxford itself needs no introduction. World-class architecture, education, arts, dining are all here. However, Cripley Road itself is worthy of description. A line of Victorian terraced houses, the road is set just behind Oxford Station, making it without doubt the ideal location for commuting by train and absurdly easy for walking/ cycling into town. I used to live a few roads down (Osney island) and found the quality of life afforded by the ease of access, plus the niceties of a Victorian house, and the affordability, to be unbeatable anywhere in the City of Oxford. A question frequently asked is about the railway proximity. We have let this property for the last few years and the feedback has been that there is little noise (it is also double glazed) - and the fact the parking is controlled by residents' permits avoids commuters using this road to park.

The front door opens into a long hall with a tall ceiling, so typical of the design. Ahead are the stairs, and off to the left is the first of two receptions. The house is pleasantly neutral throughout and this room is no exception. The bay window to the front is large hence there is great natural light through the lovely double glazed sashes. The chimney breast is still in place, which means if desired an open fire could be inserted again, burning smoke-free fuels. Alcoves either side provide natural space for shelves, cupboards etc to be built in and give great additional storage. While it's a good size, the feeling of space is further embellished by the lovely tall ceiling. Behind this, the second reception room is slightly larger, again with a chimney breast ripe for a new fireplace. These rooms are ideal for a large table and chairs, but there is also the option of removing the wall between the two receptions if desired, which then provides an enormous open-plan space around 24 feet in length and double aspect. To the rear, the kitchen is very well appointed, with a range of modern units running down both sides, hence providing a surprisingly generous and practical space. There is plumbing for a washing machine and dishwasher, with a fitted fridge/ freezer in place too. A tiled floor underfoot is attractive as well as practical, and the whole room is light with two windows in addition to a part-glazed door that gives access to the garden.

Upstairs, the landing is broad with elegant spindles topped off with a sturdy handrail. The larger bedroom to the front is a fantastic space, with the two windows providing wonderful light. At nearly 11 ft by nearly 16, this is a great room, offering vast scope for fitting a range of wardrobes and potentially even an en-suite if desired. The second bedroom is also a generous double room, with the same chimney breast providing natural space either side for storage or shelving. The sash window to the rear looks out over the gardens to the rear, a lovely relaxing outlook. Serving the pair, the bathroom is modern, fitted with a tiled floor and modern suite that includes a bath over which is a shower. Worthy of note, those who would like to expand in the future will find this the ideal house. The stair position lends itself ideally to a further stair above it to reach the loft, and within the loft there is ample space for a large bedroom and an en-suite.

Outside, to the front, the slender front garden area is paved, with a low wall. Here is the ideal place for a stand or wall hoop for securing bicycles, or the space could be returned to a planted area for flowers etc if desired. At the rear, the garden is mostly paved for low maintenance, with a square of earth set aside for growing vegetables and a shed, alongside several trees. While compact, it is a wonderful sun trap facing West, and if desired the majority of the space could accommodate a lawn with little effort.

Mains water, electric, gas c.h.  
Oxford City Council  
Council tax band D  
£1,909-79 p.a. 2017/18

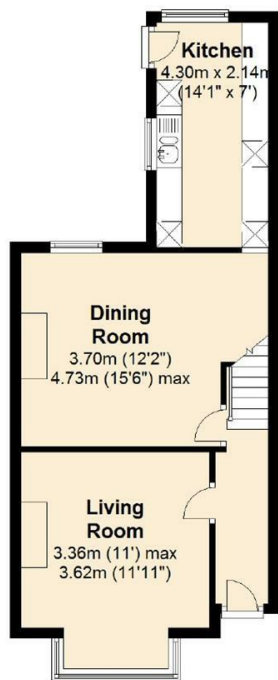
- Lovely Victorian facade
- Refitted modern kitchen
- Courtyard rear garden
- Living room with bay
- Refitted bathroom
- Permit parking outside
- Large dining room
- Loft conversion potential (STPP)





### Ground Floor

Approx. 45.0 sq. metres (484.8 sq. feet)



### First Floor

Approx. 40.1 sq. metres (431.5 sq. feet)



Total area: approx. 85.1 sq. metres (916.3 sq. feet)

These floor plans are just for demonstration purposes only and no measurement is to scale  
Plan produced using The Mobile Agent.

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

to discuss this property or to arrange a viewing please call, or drop us a line  
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