



FRENCHAY ROAD

23 Frenchay Road, Oxford, OX2 6TG

Guide Price £550,000

## A very pretty turn of the century house, one of the few left in original condition and ripe for expansion

A rare find - 2 bedroom Edwardian end of terrace with garage and side access in a favoured road, requiring complete modernisation and renovation. NO CHAIN

If you were to choose the suburb of Oxford in which to live, the Jericho area of Oxford would be competing for top slot. Within a mile of your front door is a diverse selection of parkland, schools, shops, eateries and bars, plus both a mainline London-bound rail station and trunk roads to reach each compass point. And yet unlike many urban areas the plots are larger, there's little passing traffic, and the houses have a feeling of good space around them. As a place offering both urban convenience with a more village feel, there are few rivals.

Jericho... What is there to say? The most cosmopolitan part of Oxford? Excellent and diverse amenities ranging from ethnic boutique shops to Raymond Blanc's brasserie to great independent schools. This subdistrict of Oxford has almost every possible advantage including access to Port Meadow, a 400+ acre piece of delightful pasture land entirely open to the public. Many consider it one of the best areas to live in the South of England let alone Oxford.

Walking into the house the hall is long with the stairs rising off to the left. A large cupboard occupies the under stairs space, and other doors lead to all the rooms. On the right the first of two doors brings you into a large living room with a box bay window to the front, this has an original fireplace currently equipped with a gas fire. Open to the rear is the dining space which is a similar size, it also features a fireplace, and both rooms have lovely tall ceilings. At the rear a central glazed door is flanked by further windows and the door leads into a wood lean-to conservatory which looks straight down the garden. Adjacent to the hallway the kitchen includes a door out to the garden and adjacent to it are two attached storage spaces, one of which would originally have been the outside toilet and the other most likely the coal house.

Upstairs the landing is well lit with a sash window to the front. Storage is catered for with a large overstairs cupboard and there is also a loft space. Both bedrooms are a very good size, with large windows both providing a pleasant outlook, and both are served by a good size bathroom. Subject to consents there is potential, as has been done with neighbouring properties, to expand the property into the loft. However as this property is at the end of the terrace we believe there is potential for further extension.

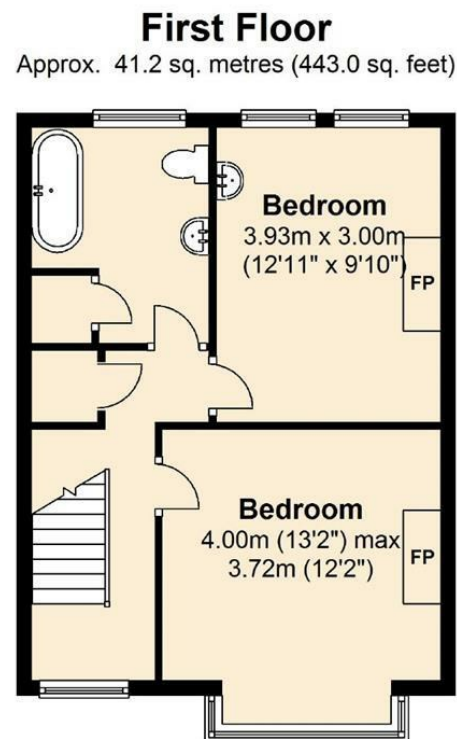
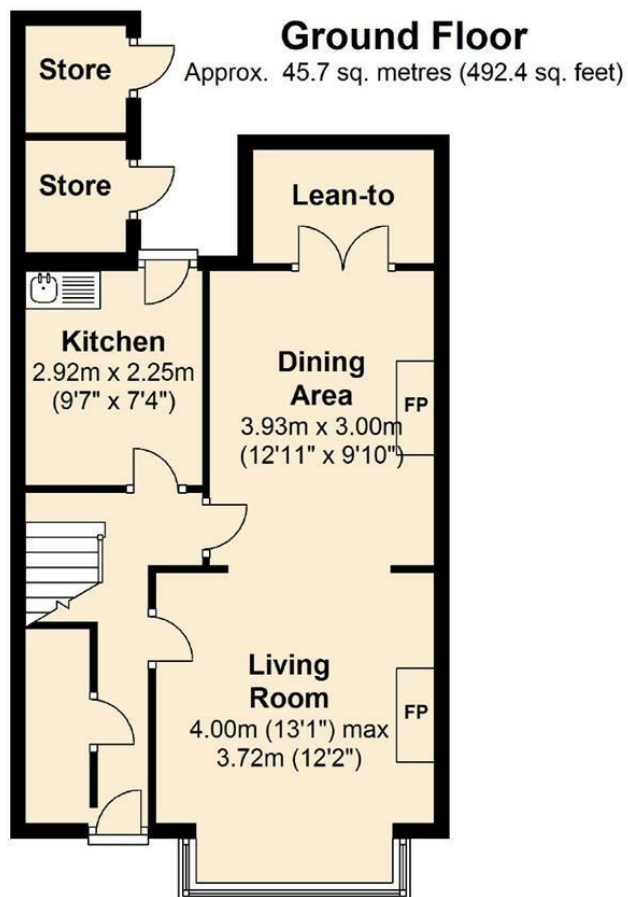
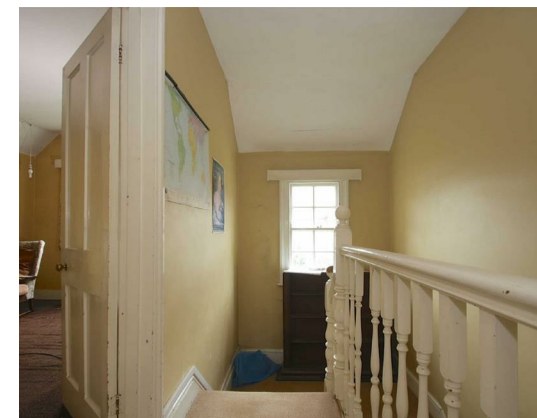
Outside, the garden is walled and extends to nearly 50 feet in length. Immediately behind the house is a terrace and this leads down to a small area of lawn surrounded by various shrubs and trees. There is a gate to Hayfield Road to the side and also a garage with a dropped kerb in front.

Mains water, gas, electric  
Oxford City Council  
Council tax band E  
£2,010-20 p.a. 2014/15

- Two double bedrooms
- Kitchen with door to garden
- Side access gate
- C. 24 ft living/ dining room
- Brick sheds/ outhouses
- Garage and dropped kerb
- Timber conservatory
- C. 49 ft garden







Total area: approx. 86.9 sq. metres (935.4 sq. feet)

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

**Important Notice**

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>		<b>19</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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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