



20 Green Street, Cowley, Oxford

£2,950 PCM

- STUDENT PROPERTY 2023-2024
- Double Beds
- Open plan living room and kitchen
- Close to Brookes
- Permit parking
- Four Bedrooms
- Modern
- Great location
- Close to shops and bars
- Available from 10/07/2023 - 09/07/2024



DESCRIPTION

STUDENT PROPERTY 2023 -2024

Available from 10/07/2023 - 09/07/2024

An incredible four bedroom student HMO in the heart of East Oxford, finished to a very high standard throughout.

This stunning home boasts an open plan kitchen/living room with integrated appliances and American Style Fridge/Freezer, ground floor WC, four DOUBLE bedrooms and main bathroom with shower.

Also benefits from a private rear garden and separate courtyard.

The property is available fully furnished.

On street permit parking required.

For viewings or more information please contact Douglas and Simmons today!

EPC: E

Council Tax Band: C

To reserve this property we require a non-refundable holding deposit of £680.00 (£170.00 pp). This balance is deducted from your final invoice due two months before your tenancy starts.



LOCATION

DIRECTIONS

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not may or may not be listed within the property inventory at the start of the tenancy.

Important Notice

Douglas and Simmons for themselves and for the Landlords of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intended tenants and do not constitute part of an offer or contract.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons.
4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been let or withdrawn.
5. All measurements are approximate

From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.



26 Market Place
Wantage
Oxfordshire
OX12 8AE

Tel: 01235 766222

email: lettings@douglasandsimmons.co.uk
www.douglasandsimmons.co.uk