



THOMAS
MERRIFIELD
SALES LETTINGS

31 St Bernards Road
Jericho, Oxford, OX2 6EH

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A delightful grade two listed two bedroom Georgian end terrace cottage located in the Walton Manor Conservation Area with no onward chain.

- Living room with stripped floor and sash window
- Fitted kitchen
- Bathroom
- First floor front bedroom
- Rear bedroom
- Rear garden
- Enclosed front garden
- Gated access leading to the rear garden
- Council Tax Band: D
- EPC Rating: D

The accommodation comprises, living room with stripped floor and sash window to front aspect, bathroom, fitted kitchen overlooking the rear garden. On the first floor front bedroom with stripped floor and sash window, rear bedroom with stripped floor and sash window. Outside an enclosed front garden with gated side access leading to a private rear garden. Gas fired central heating via radiators.



Guide Price £595,000



The house is in the heart of Jericho with its choice of pubs and restaurants and is within 5 minutes' walk of the Oxford Canal Towpath and St Barnabas Church. Walton street offers an eclectic mix of pubs, bars, restaurants, cafes, independent shops, a co-op and the phoenix cinema.

Oxford Rail station is within a mile of the property and the city centre and Little Clarendon Street are within half a mile.



Approximate Gross Internal Area
Ground Floor = 30.5 sq m / 328 sq ft
First Floor = 24.1 sq m / 259 sq ft
Total = 54.6 sq m / 587 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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HOLYFIELD HOUSE, I WALTON WELL ROAD,
OXFORD, OX2 6ED

t. 01865 515000
e. oxford@thomasmerrifield.co.uk
w. thomasmerrifield.co.uk

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