



Hollybush Row
Oxford

Carter Jonas

18 HOLLYBUSH ROW OXFORD OX1 1JH

Central location close to station & Westgate shops
2 bedrooms & 2 bathrooms
Private courtyard garden
No onward chain

DESCRIPTION

A Victorian mid-terrace property with period features and full of character. There is a large open plan sitting room/dining room with windows to the front and rear creating light and space; this leads to the kitchen at the rear of the property with a door out to the courtyard garden.

Upstairs on the first floor there are two double bedrooms and a large bathroom, stairs then lead to a loft room, currently used as a guest room/home office, with a shower room.

LOCATION

Hollybush Row is situated in the heart of Oxford city centre within reach of university departments, close to a variety of shops, restaurants and theatres. There is also a range of schooling in the area, both state and independent, for all ages.

The property is extremely well placed, a short distance from the railway and bus stations. From Oxford mainline railway station there are regular services to London Paddington and Marylebone in approximately 60 minutes and the bus station offers services to London Victoria bus station and Heathrow and Gatwick airports.

A BEAUTIFULLY PRESENTED VICTORIAN TERRACED HOUSE IN CENTRAL OXFORD CLOSE TO WESTGATE SHOPS, UNIVERSITY DEPARTMENTS AND THE RAILWAY STATION



Further information

Council Tax Band D

Tenure: Freehold with vacant possession on completion.

Services: All main services are connected.

Local Authority: Oxford City Council

Mobile phone coverage and speeds can be checked here: checker.ofcom.org.uk. however, all providers are predicted to have good levels of service inside at this property.

Broadband speeds can be checked here: checker.ofcom.org.uk. The maximum download rate is predicted to be 1000mbps with a 100mbps upload speed, subject to availability.

ADDITIONAL INFORMATION

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

Directions: OX1 1JH



Approximate Gross Internal Area 1109 sq ft - 103 sq m

Ground Floor Area 420 sq ft – 39 sq m

First Floor Area 430 sq ft – 40 sq m

Second Floor Area 259 sq ft – 24 sq m



Ground Floor

First Floor

Second Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Offices throughout the UK



IMPORTANT INFORMATION

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