



**ST BERNARDS ROAD, OXFORD, OX2**  
£2,850 per month\*

**Carter Jonas**

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# ST BERNARDS ROAD, OXFORD, OXFORDSHIRE, OX2 6EH

A fabulously located and well presented four bedroom house with off street parking.

## THE PROPERTY

The property is situated in the desirable area of Walton Manor with boutique shops, bars and restaurants close by. Schooling close by includes Phil and Jim as well as Cherwell secondary.

Comprising: Entrance porch, sitting/dining room, kitchen, cloakroom wc. First floor: Three bedrooms and family bathroom. Second Floor: Spacious attic room.

Enclosed rear garden, two useful outbuildings and off street parking.

This property is available late May for a minimum 12 month tenancy. Unfurnished.

Council Tax band: D

EPC rating: C

Holding deposit: £657.69 (one weeks rent)

Deposit: £3288 (5 weeks rent)



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## ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

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Viewing Strictly by appointment

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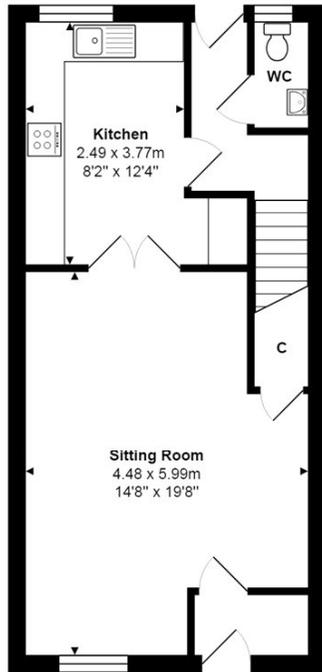
Local Authority - Council Tax Band D

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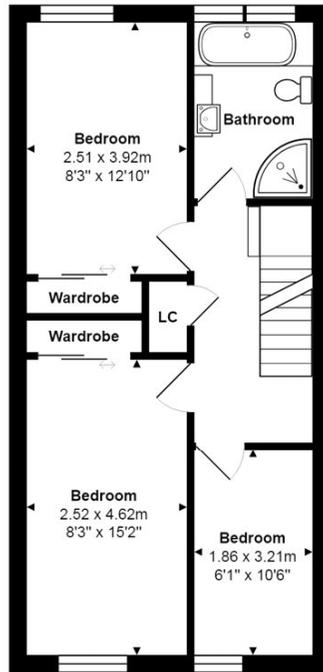
Directions

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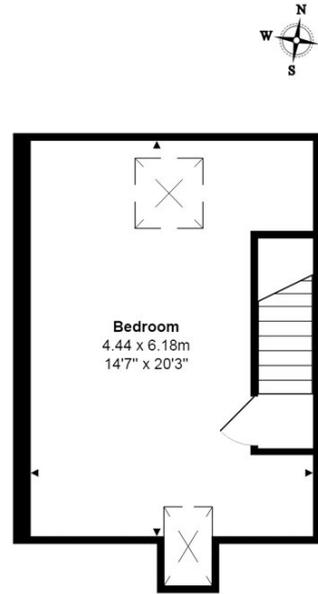




Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area: 116.3 m<sup>2</sup> ... 1252 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.  
 Drawn by E8 Property Services. www.e8ps.co.uk



**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us.  
 \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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