

75 Southfield Road, Oxford,

A five bedroom Edwardian house situated in a very vibrant and sought after street just off Cowley Road. Viable as a family home or on an investment basis with it's existing HMO license.

- · No onward chain
- Annual income £42,000
- Suitable for HMO or Residential
- Five Double Bedrooms
- Family bathroom
- Front and rear gardens
- Downstairs W/C
- EPC Rating: E
- · Council Tax Band: E

An attractive box bay period home with some original features and providing spacious accommodation. There are two sizeable reception rooms, both currently used as large ground floor bedrooms. To the rear of the property is a large kitchen/dining room with galley kitchen leading to the utility, and downstairs cloakroom with a door to the private garden. The first floor comprises three double bedrooms, each containing fitted wardrobes, and a family bathroom.

According to Ofcom, Standard and Superfast broadband are available and mobile coverage is likely indoors and out.

According to Gov.uk there is a Very Low risk of flooding from rivers and seas and a Very Low risk of surface water flooding.



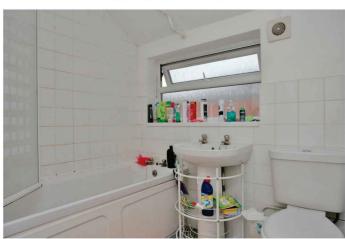






Situated off the Cowley Road the property is conveniently located for the multitude of shops, bars and restaurants in the area that help make up a vibrant entertainment scene.

There is a regular bus service into Oxford City with its range of colleges, cultural venues and retail outlets. The Headington campus of Oxford Brookes is nearby and on St Clements, the Oxford Tube bus provides access into London.

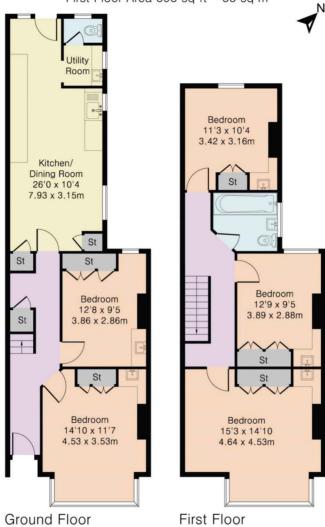






Approximate Gross Internal Area 1259 sq ft - 117 sq m

Ground Floor Area 666 sq ft - 62 sq m First Floor Area 593 sq ft - 55 sq m





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

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

IMPORTANT NOTICE Thomas Merrifield, their clients and any joint agents give notice that:

I. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.