



THOMAS  
MERRIFIELD  
SALES LETTINGS

29 Earl Street,  
Oxford, OX2 0JA



## 29 Earl Street, Oxford, OX2 0JA

A two bedroom period property located in this popular and convenient west Oxford location close to local amenities and with excellent access to Oxford station. No onward chain.

- Entrance hall
- Open-plan living/dining room with fireplace
- Kitchen with door leading to the garden
- Two bedrooms and bathroom
- West facing enclosed rear garden with decking area
- No onward chain
- Gas-fired central heating
- EPC Rating: D
- Council Tax Band: D

The accommodation comprises entrance hall with door opening into the living room, window to front aspect and open-plan to the dining room, the kitchen is located towards the rear of the property.

On the first floor there are two good-sized bedrooms and a bathroom.

Outside enclosed rear garden with decked area.

According to Ofcom, Superfast and Ultrafast broadband is available and mobile coverage is good indoors and outdoors.



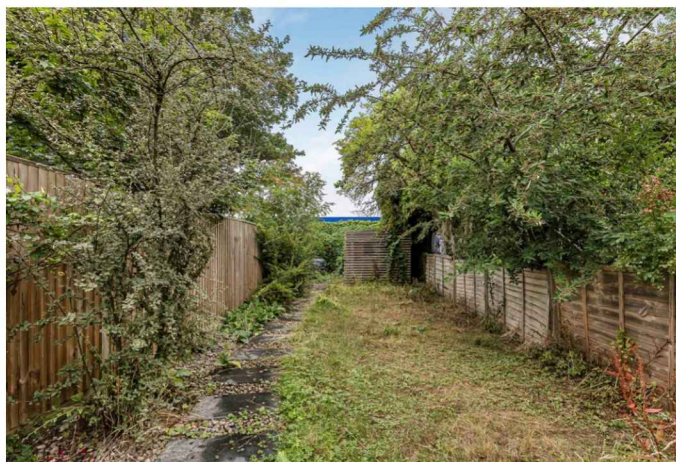
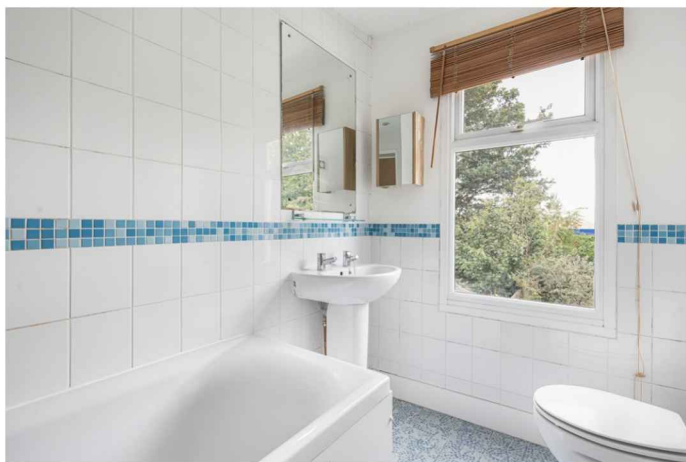
**Guide Price £450,000 Freehold**





Earl Street occupies a convenient location with a number of local shops and amenities within walking distance including Botley Road Waitrose minutes away. King George's Field with recreation ground, playground and riverside trails is at the end of the road. Oxford train and bus stations are easily accessible by foot or cycle offering direct routes into London Paddington and Victoria respectively.

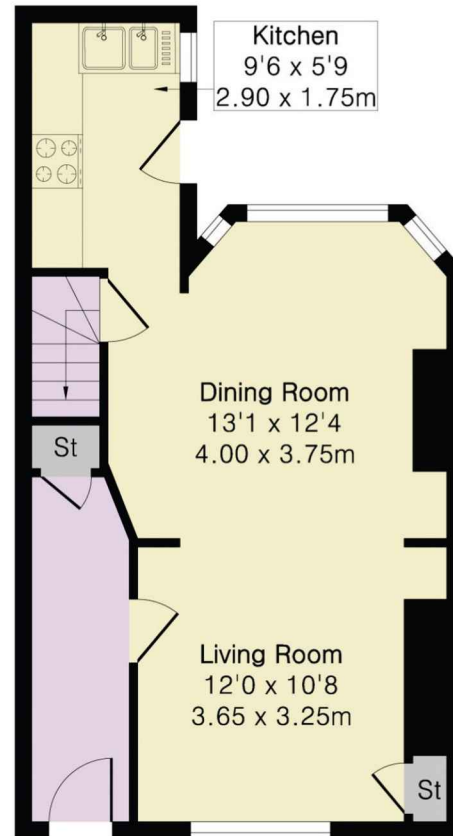
Oxford city is just half a mile away providing an array of shopping, cultural and entertainment venues including theatres, galleries and museums and cafes and restaurants.



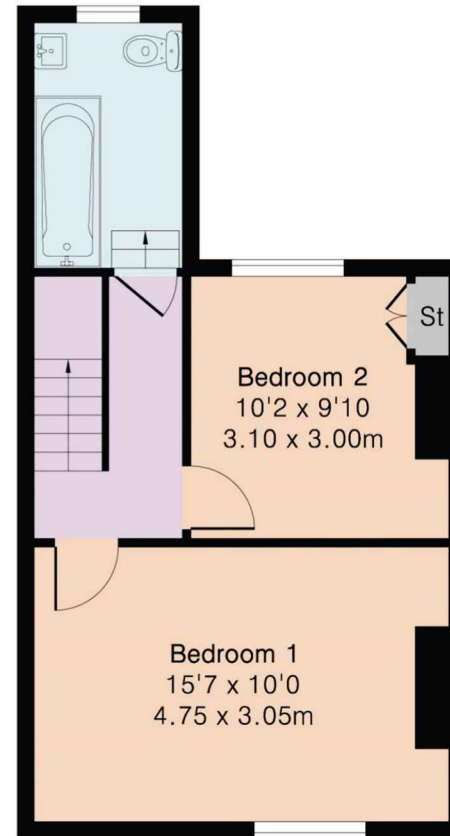
## Approximate Gross Internal Area 811 sq ft - 75 sq m

Ground Floor Area 414 sq ft – 38 sq m

First Floor Area 397 sq ft – 37 sq m



Ground Floor



First Floor