

36 GREAT CLARENDON STREET
JERICHO

BRECKON.CO.UK

36 Great Clarendon Street

Oxford, OX2 6AT

36 Great Clarendon Street is an attractive family home, neatly situated at the heart of one of Oxford's most desirable areas.

The property's entrance porch opens onto a neatly fitted open plan kitchen / diner and living area with a separation of rustic tiles and hardwood floorboards providing a transition between the two spaces. An adjoining hallway hosts a downstairs toilet and leads towards a bright multipurpose room at the rear, which can function perfectly as either a bedroom, snug or study.

The first-floor features three bedrooms, with the master benefitting from built in storage and a south-facing outlook. There is also a family bathroom which is fully fitted, offering both shower and bath units.

At the rear of the property is a private courtyard garden which can be accessed via double doors through either the central living space or the fourth bedroom. A gate to the side of the garden provides an additional exit onto Albert Street.

An incredible opportunity for family living complemented by the Jericho Area.

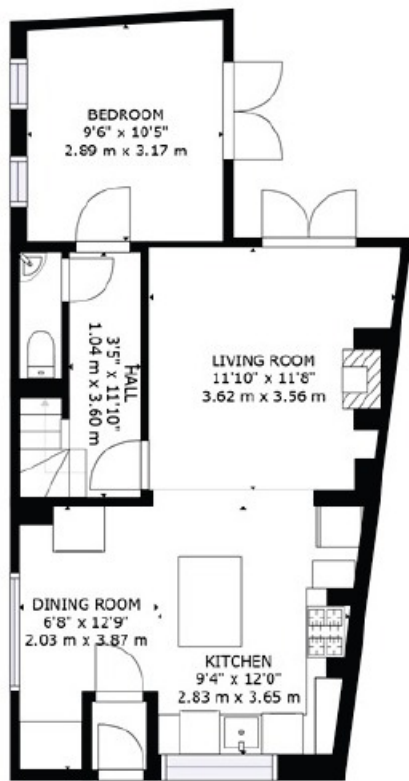
Guide Price: £895,000



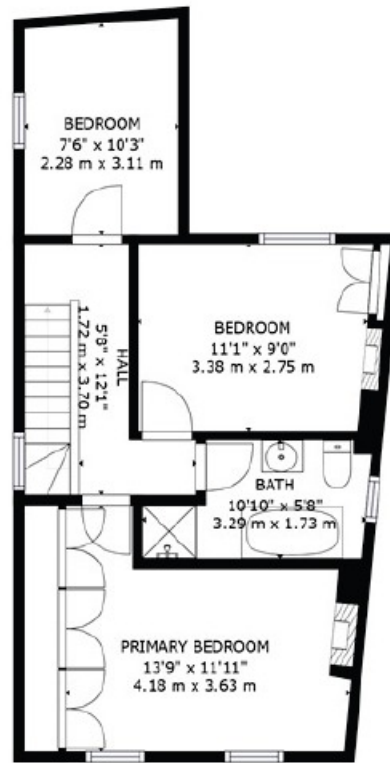
Courtyard
Garden







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 517 sq. ft. 48 m2. FLOOR 2: 487 sq. ft. 45 m2
 TOTAL: 1003 sq. ft. 93 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band C

Parking
Permit Parking

Local Authority
Oxford City Council

36, Great Clarendon Street
OXFORD
OX2 6AT

Energy rating

D

Valid until
24 September 2024

Certificate number
8984-6721-9800-1835-7926

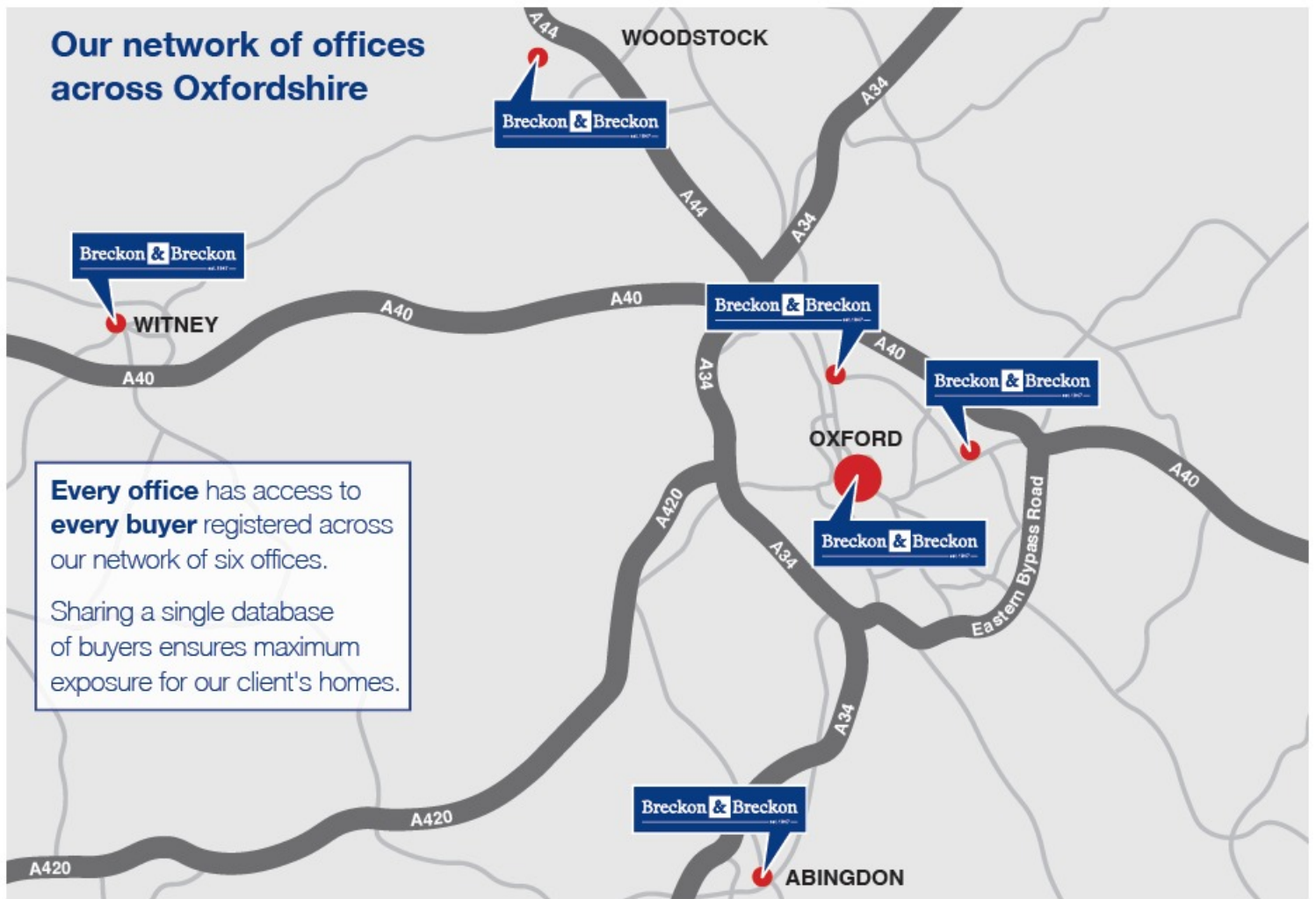
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“Location comment”

Great Clarendon Street leads off of Walton Street – the bustling bohemian centre of the Jericho area. Here you'll find award-winning restaurants and bars, alongside numerous stores offering a range of products from convenient to fashionable. This wealth of amenities is only further supplemented by the short walking distance to Oxford's City Centre. The property also benefits from impeccable transport links. It is within walking distance of both Oxford's main train and bus stations, whilst also, via the Woodstock Road, allows convenient access to the A34, A40 and M40. For schooling the home lies in the catchment areas of both St. Barnabas and Cherwell School.



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