

81 GREAT CLARENDON STREET
JERICHO

BRECKON.CO.UK

81 Great Clarendon Street

Oxford, OX2 6AU

81 Great Clarendon Street is a well presented four-bedroom terraced home situated within walking distance of the shops, bars and restaurants of Walton Street. It has been extended and improved by the current owners and would make a lovely family home or investment in the area.

The ground floor is an impressive, open plan layout. There is a modern fitted kitchen with breakfast bar and spacious reception / dining area (nearly 40ft in length). The extended rear of the ground floor benefits from underfloor heating and four large skylights which combined with the south facing bifold doors, flood the space with natural light. The ground floor also has a WC.

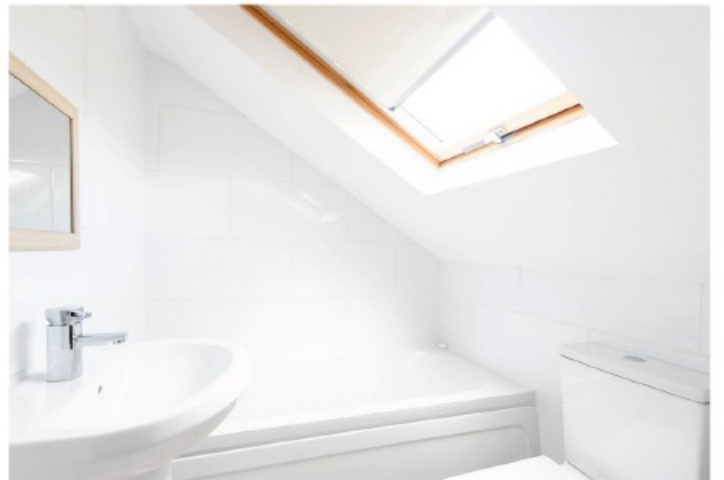
On the first floor are three double bedrooms all of which benefit from wood flooring and bespoke built-in storage. There is also a fully tiled family bathroom with bath/shower combination. The second floor utilises a loft conversion to create a fourth bedroom with skylights, eaves storage and en-suite bathroom. At the rear is a laid to lawn garden with gated rear access towards Wellington Street.

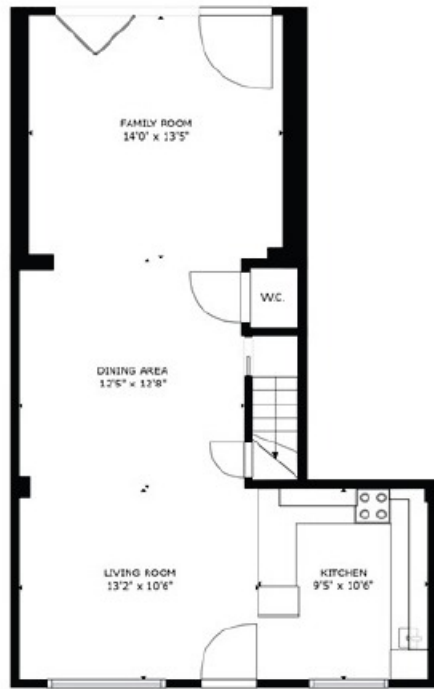


South Facing

Offers Over: £950,000







FLOOR 1



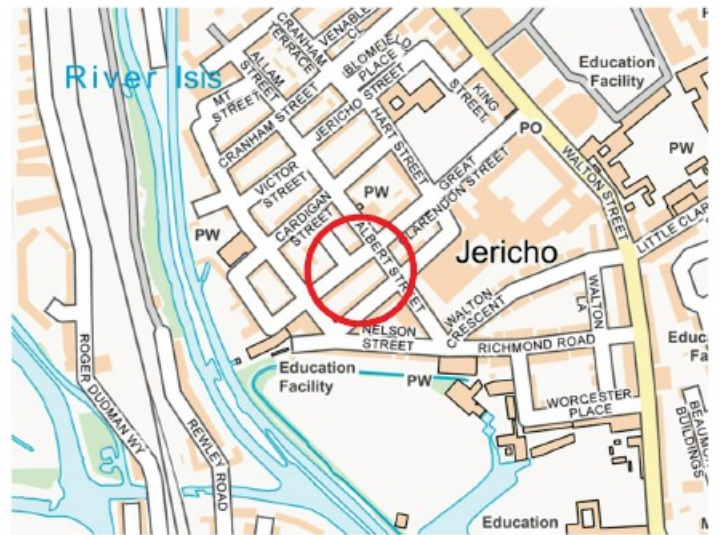
FLOOR 3



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 621 sq. ft. FLOOR 2: 422 sq. ft.
 FLOOR 3: 117 sq. ft. EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 65 sq. ft.
 TOTAL: 1160 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band E

Parking
Resident's Permit
Parking

Local Authority
Oxford City Council

81, Great Clarendon Street
OXFORD
OX2 6AU

Energy rating

D

Valid until
22 May 2030

Certificate number
9318-4051-6205-6300-7210

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“Location comment”

Great Clarendon Street leads off 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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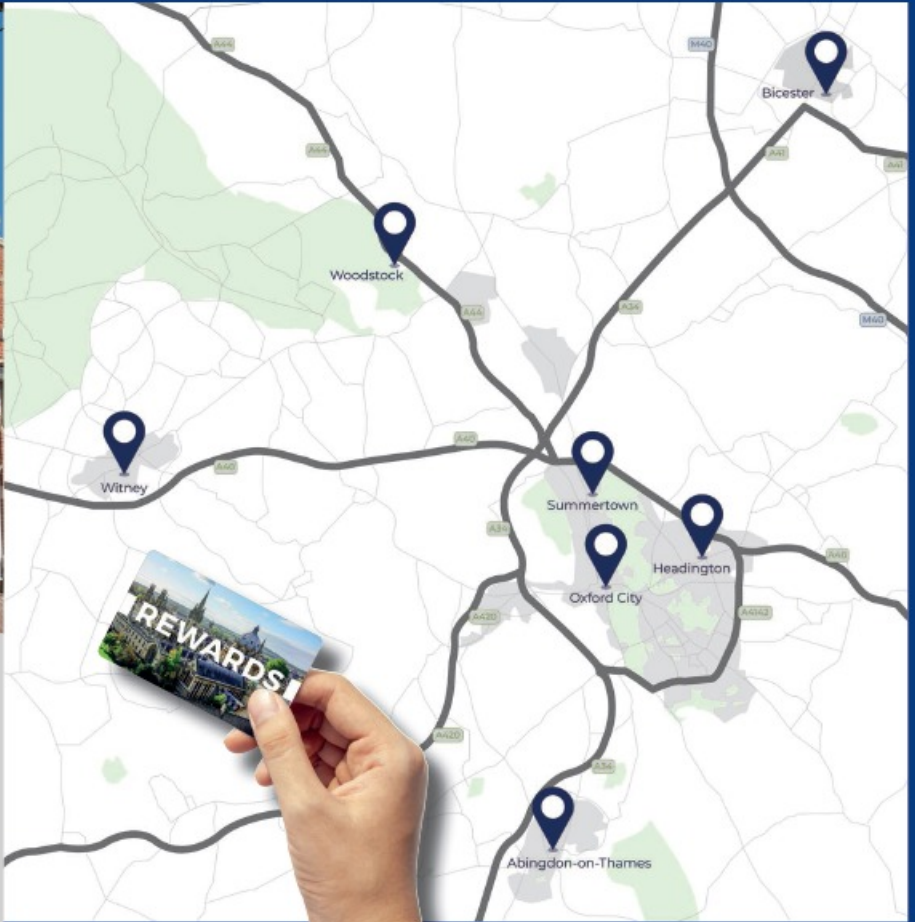
Summertown Sales

Twining House
294 Banbury Road
Summertown, Oxford
OX2 7ED

t: 01865 310300
e: summertown@breckon.co.uk



FROM LEFT: Joe O'Callaghan, Patrick Tustian, Lucy Kirby, Luke Mazonowicz, Chris Dixey



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e: lettings@breckon.co.uk

Creative Department
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e: creative@breckon.co.uk