

13 ST. BARNABAS STREET  
JERICHO

[BRECKON.CO.UK](http://BRECKON.CO.UK)

# 13 St. Barnabas Street

Oxford, OX2 6BG

13 St. Barnabas Street is a charming two-bedroom terraced home with a south-west facing garden situated on this popular Jericho side street.

The property is in good condition throughout and benefits from period features including original flooring and sliding sash windows. There is also the potential for further extension/expansion, subject to planning permission.

The welcoming tiled entrance hall leads through to an open plan sitting / dining room which is split with original floorboards and quarry tiles. There are sliding sash windows and a feature fireplace. The kitchen and downstairs cloakroom/laundry room are to the rear of the ground floor, off which you will find the south-west facing rear garden.

There are two double bedrooms on the first floor, one of which benefits from fitted wardrobes, alongside a generous sized recently fitted family bathroom.

The rear garden is low maintenance and benefits from a shed for storage.

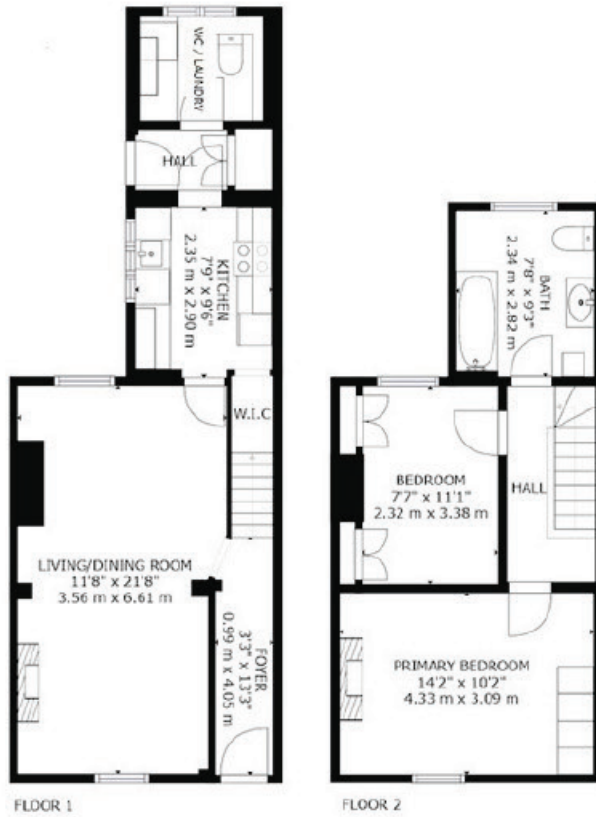


South-west  
Facing

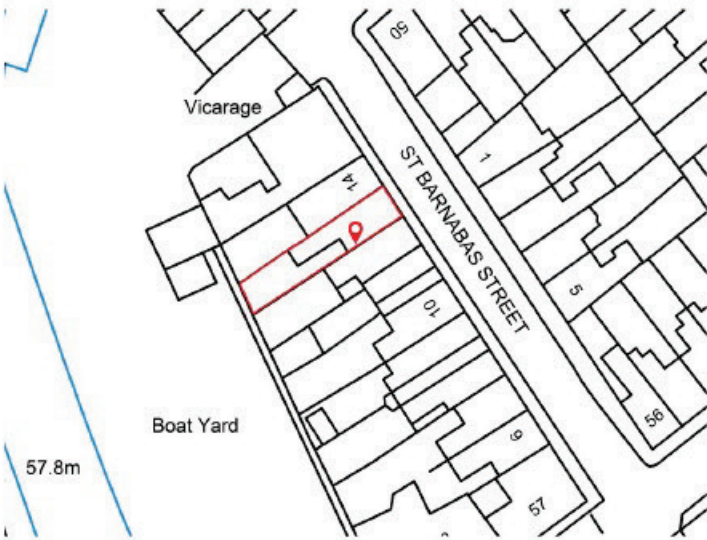
**Guide Price: £695,000**







GROSS INTERNAL AREA  
 FLOOR 1: 464 sq. ft. 43 m<sup>2</sup>, FLOOR 2: 384 sq. ft. 36 m<sup>2</sup>  
 TOTAL: 849 sq. ft. 79 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Council Tax:**  
Band E

**Parking**  
Permit Parking

**Local Authority**  
Oxford City Council

13, St. Barnabas Street  
 OXFORD  
 OX2 6BG

**Energy rating**  
**D**

Valid until  
**9 February 2024**

Certificate number  
**0311-2896-7923-9304-7535**

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

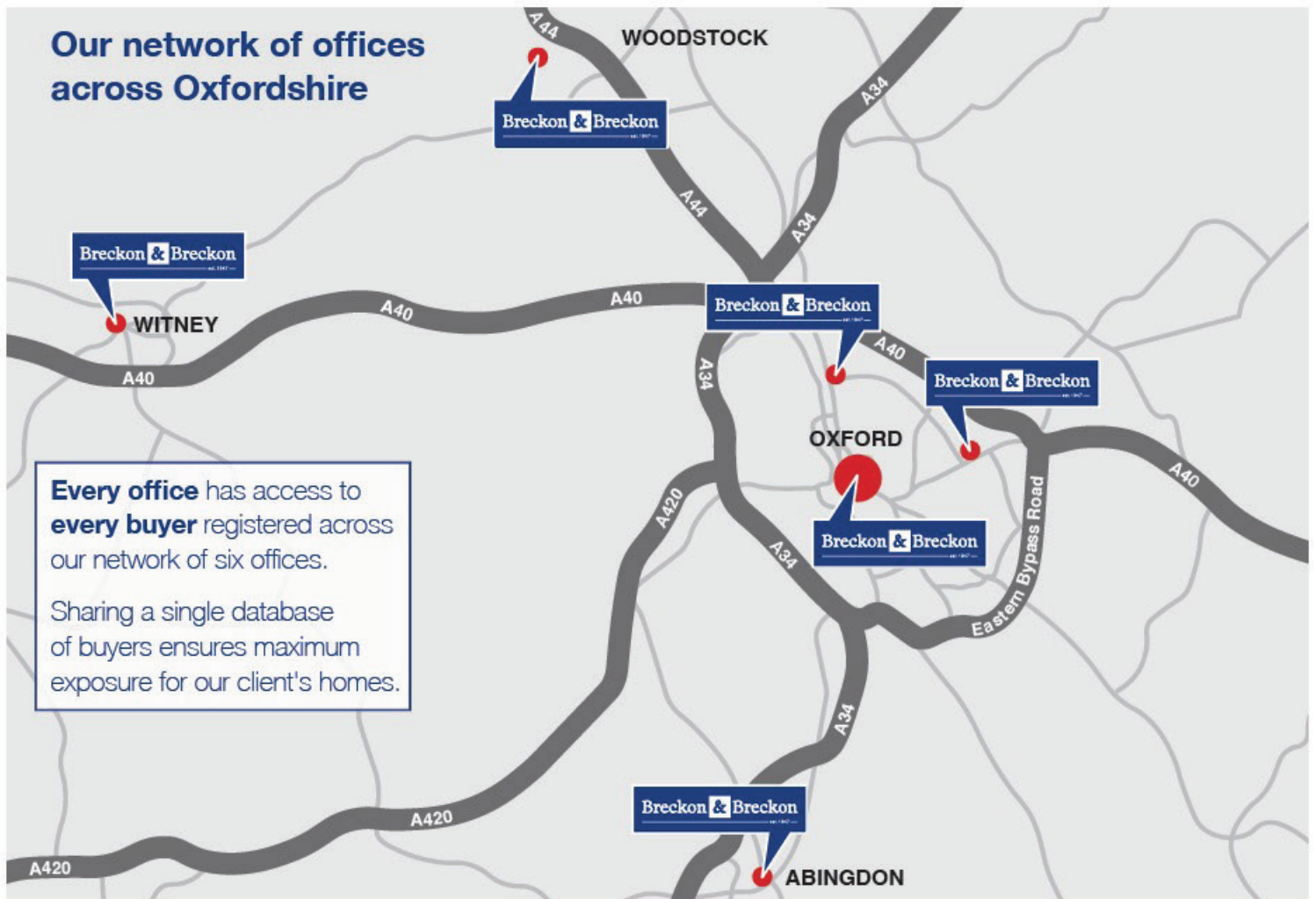
# “Agent's comment”

*Jericho is a vibrant and lively place to live, with independent shops, boutique bars and restaurants and the outdoor space of Port Meadow and the Oxford Canal just a short walk away. The neighbourhood is highly desirable due to its proximity to the centre of this renowned University City. There are excellent transport links with the rail and coach stations, with both ten minute walks away offering direct trains to London in under an hour, and regular services to all London's airports.*

*For schooling, there are several private schools and the property falls into the catchment area of St. Barnabas primary and Cherwell secondary school.*



## Our network of offices across Oxfordshire



**Every office** has access to **every buyer** registered across our network of six offices.

Sharing a single database of buyers ensures maximum exposure for our client's homes.



## Summertown Sales

294 Banbury Road  
Summertown, Oxford OX2 7ED

Tel: 01865 310 300

✉ [summertown@breckon.co.uk](mailto:summertown@breckon.co.uk)



**Luke Mazonowicz**   **Lucy Kirby**   **Chris Dixey**   **Patrick Tustian**

### Oxford city centre

Tel: 01865 244735 (sales)  
Tel: 01865 201111 (letting)

### Summertown

Tel: 01865 310300 (sales)

### Headington

Tel: 01865 750200 (sales)  
Tel: 01865 763999 (letting)

### Witney

Tel: 01993 776775 (sales)

### Abingdon on Thames

Tel: 01235 550550 (sales)  
Tel: 01235 554040 (letting)

### Woodstock

Tel: 01993 811881 (sales)  
Tel: 01993 810100 (letting)

### New Homes

Tel: 01865 261222

### Land Team

Tel: 01865 558999

**Breckon & Breckon**

est. 1947

