



22 Cavell Road
Iffley Turn
Oxford, OX4 4AS

To Let £1,375 pcm

RB REASTON BROWN

Beautifully Modernised 1930s Ground-Floor Maisonette in Iffley, Oxford, Featuring Spacious Living, Fully Fitted Kitchen, Shared Garden, Unrestricted Parking, and Convenient Access to Oxford City Centre and Cowley. Fully Furnished.

22 Cavell Road, Iffley, Oxford is a beautifully modernised 1930s ground-floor maisonette that blends style and character, located on a quiet no-through road close to convenient bus routes to Oxford city centre and Cowley.

The well-presented accommodation includes a private side entrance leading into a welcoming hallway. The front sitting room features a charming box-bay window, a decorative fireplace, and a sofa bed, creating a bright and versatile living space. The central dining room offers a traditional fireplace, making it an inviting area for meals or entertaining.

The modern fully fitted kitchen provides ample storage and comes equipped with all-electric appliances, including a washer-dryer, fridge-freezer, and microwave. A rear lobby with an external door leads to the shared garden, while the spacious double bedroom is thoughtfully furnished with matching furniture and storage units.

Additional benefits include gas central heating, double glazing throughout, and tidy décor. The living room is carpeted, with wood-style flooring elsewhere for practicality and style. The shared rear garden offers space for bicycle storage, and unrestricted on-street parking is available nearby.

This charming property is offered fully furnished and will be available from early January 2025. EPC Rating: D Council Tax: B

Situation

Located in the sought-after area of Iffley, this property benefits from a tranquil setting while remaining well-connected to local amenities and transport links.

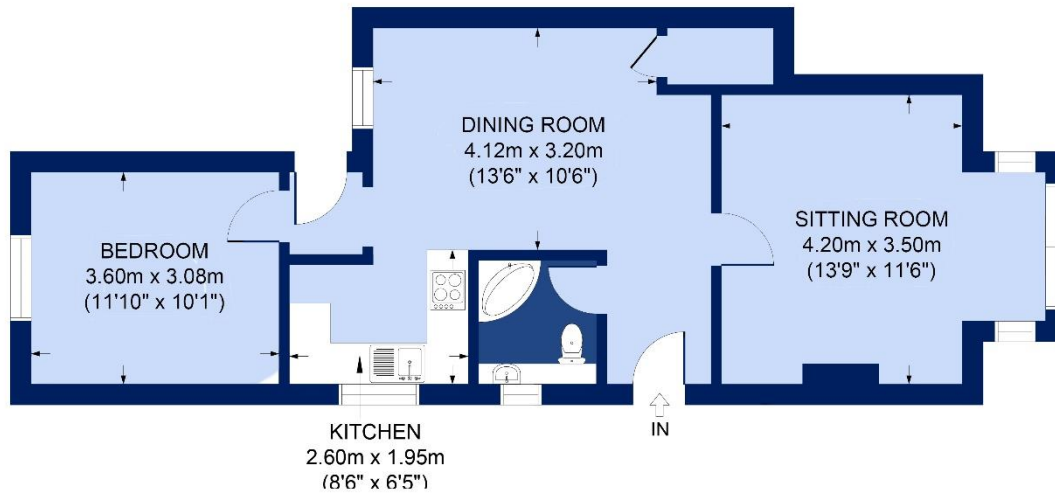
Iffley is renowned for its historic village charm, featuring the iconic Iffley Lock and the beautiful Norman Iffley Church, both popular with residents and visitors alike. The area is surrounded by green spaces, including Iffley Meadows and nearby parks, providing ideal spots for leisurely walks, outdoor activities, and relaxation.

This location offers easy access to Oxford city centre, just a short bus or bike ride away, as well as the vibrant Cowley Road, known for its eclectic mix of shops, cafes, and restaurants. Essential amenities, including supermarkets, schools, and healthcare facilities, are all within close proximity, ensuring convenience for daily living.

With excellent transport links and a strong community feel, Iffley is perfect for professionals or couples seeking a peaceful yet accessible place to call home.







APPROX. GROSS INTERNAL FLOOR AREA 640 SQ FT / 59 SQ M
22 CAVELL ROAD, OXFORD

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Costs: -

Holding Deposit 1 week's rent (calculated as monthly rent x 12 ÷ 52)

Rent in advance = One Month's Rent

Deposit 5 week's rent (calculated as monthly rent x 12 ÷ 52 x 5)

If you withdraw, provide misleading information on you pre application form or withhold/delay the referencing process, you may forfeit your holding deposit

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