



**25 SIDNEY STREET**  
OXFORD, OX4 3AG

**PENNY &  
SINCLAIR**



# 25 SIDNEY STREET

OXFORD, OX4 3AG  
GUIDE PRICE £525,000

**A well-presented period mid terrace house situated in this quiet East Oxford side street and within easy reach of the cafes, pubs and shops on Magdalen Road. The light and airy accommodation is arranged over three floor. Benefits include on street permit parking and an enclosed east facing rear garden.**

Entrance Hall • Open Plan Sitting/Dining Room • Kitchen • Rear Lobby  
• Bathroom • Three Bedrooms • Ensuite Shower Room • On Street Permit Parking • East Facing Rear Garden

## DESCRIPTION

A well-presented period mid terrace house situated in this quiet East Oxford side street and within easy reach of the cafes, pubs and shops on Magdalen Road. The light and airy accommodation comprises, hallway, sitting/dining room with oak flooring, kitchen and a well-equipped bathroom on the ground floor and two double bedrooms on the first floor. Alternating tread stairs lead to a top floor converted loft master bedroom with ensuite shower room and views over the area. Outside there is an enclosed east facing rear garden and on street permit parking to the front. The property benefits from gas central heating and double glazing throughout.

## LOCATION

Sidney Street is located 1.5 miles to the east of the city centre, within walking distance of Magdalen Bridge. Nearby is the popular Magdalen Arms, Rusty Bicycle, Chester Arms and a great range of shops and restaurants can also be found along Cowley Road. A short walk through Iffley Fields leads down to the Isis river and towpath. This location also gives excellent access to the ring road and A/M40.

## DIRECTIONS

From The Plain proceed along the Iffley Road. Turn left into Magdalen Road. After a short distance, turn right into Sidney Street. The property will be found on the left hand side identified by a Penny & Sinclair For Sale board.





### **VIEWING ARRANGEMENTS**

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Penny & Sinclair's staff who has seen the property in order that you do not make a wasted journey.

### **FIXTURES & FITTINGS**

Certain items may be available by separate negotiation with Penny & Sinclair.

### **SERVICES**

All mains services are connected.

### **TENURE & POSSESSION**

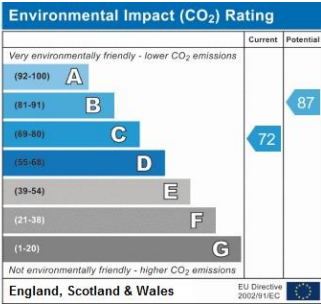
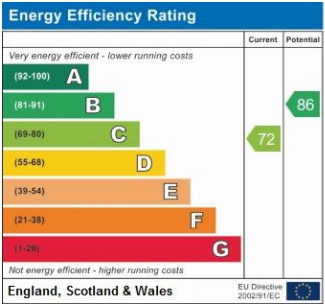
The property is freehold and is being sold with vacant possession.

### **LOCAL AUTHORITY & COUNCIL TAX**

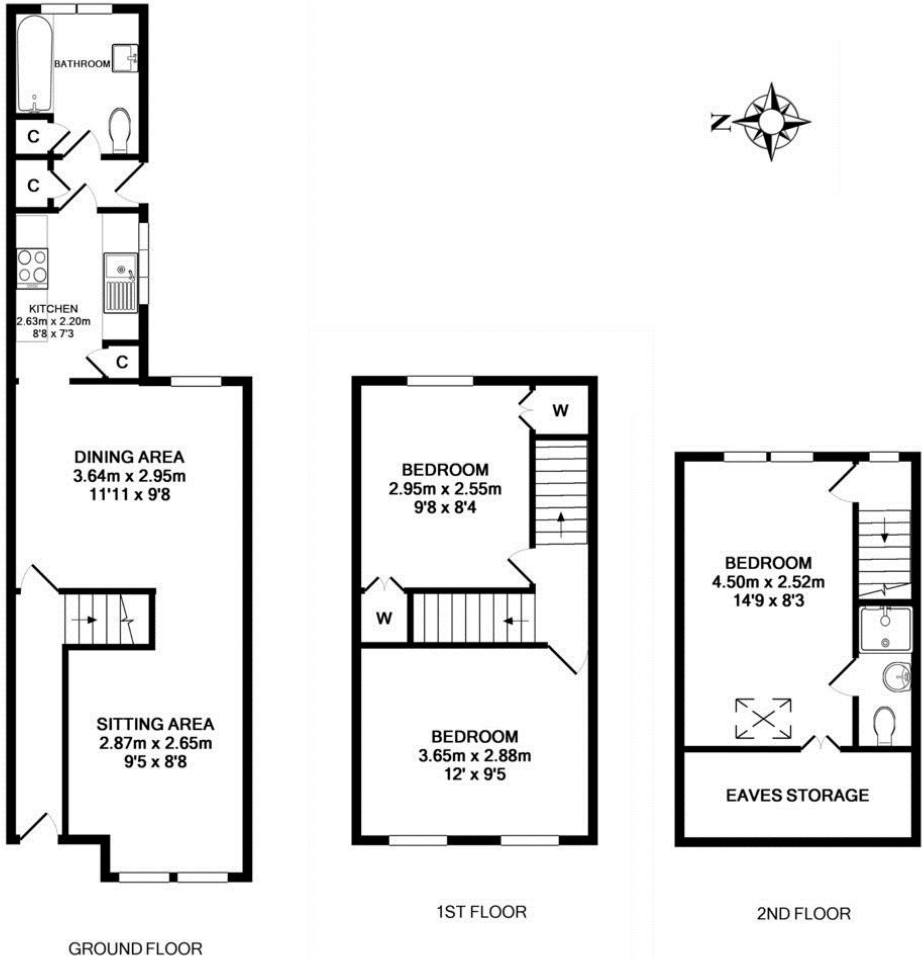
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TOTAL APPROX. FLOOR AREA 83.2 SQ.M. (896 SQ.FT.)

These measurements are the maximum & are approximate only, they do not take into account minimum measurements. Drawn by E8 Property Services - [www.e8ps.co.uk](http://www.e8ps.co.uk)  
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