

Divinity Road, Oxford, Oxfordshire, OX4 1LJ



# 4 Divinty Road, Oxford, Oxfordshire, OX4 1LJ

In our opinion a deceptively spacious double bay fronted period property well situated in this sought after East Oxford location and is offered 'for sale' with no onward chain. The accommodation provides three generous size reception rooms and kitchen. On the first floor are three excellent size bedrooms and family bathroom. Outside the property is an established garden to the rear with outside store. The property would benefit from modernisation.







Guide Price £550,000

#### ENTRANCE HALL

Single glazed door to front. Stairs rising to first floor. Under stair cupboard

# RECEPTION ROOM 13' 06 max into bay" x 12' 05 max into recess" (4.11m x 3.78m)

Double glazed bay window to front aspect. Coving to ceiling. Gas fire.

# RECEPTION 11' 03" max x 10' 03" max into recess (3.43m max x 3.12m max into recess)

Double glazed window to rear aspect. Gas fire with surround.

## RECEPTION 11'04 max" x 8'04 (3.45m x 2.54m)

Double glazed to side aspect. Obscure double glazed door to garden. Gas fire. Cupboard.

## KITCHEN 5' 04" x 9' 10" (1.63m x 3m)

Two Double glazed windows to rear aspect. Sink and drainer unit. Fitted wall and base units with work surface over. Space for oven. Space for fridge. Space for washing machine.

# **FIRST FLOOR**

## MASTER BEDROOM 13' 10 max into bay" x 15' 11 max " (4.22m max into bay x 4.85m max)

Double glazed bay window to front aspect. Double glazed window to front aspect. Fireplace with surround. Gas fired wall heater.

## BEDROOM 11' 02 max" x 10' 03 max into recess " (3.4m x 3.12m)

Double glazed window to rear aspect. Fireplace with surround.

## BATHROOM

Obscure double glazed window to side aspect. Suite comprising bath with part tiling to walls. High level W.C. Wash hand basin with part tiling to walls.

#### BEDROOM 11' 05 max" x 9' 11 max into recess " (3.48m

x 3.02m) Double glazed window to rear aspect. Gas fired wall heater. Fireplace.

OUTSIDE

## REAR GARDEN

A mature but in our opinion an excellent size garden with hard standing path leading to mainly laid to lawn. Useful outside store.

## NOTE:

The main picture on the front of these particulars is a view of the property from the back of the rear garden.









## Energy Performance Certificate

# HM Government

#### 4, Divinity Road, OXFORD, OX4 1LJ

Dwelling type:Mid-terrace houseDate of assessment:25NovemberDate of certificate:26November201926November

 Reference number:
 8611-7929-6949-5755-0926

 Type of assessment:
 RdSAP, existing dwelling

 Total floor area:
 95 m²

#### Use this document to:

· Compare current ratings of properties to see which properties are more energy efficient

· Find out how you can save energy and money by installing improvement measures

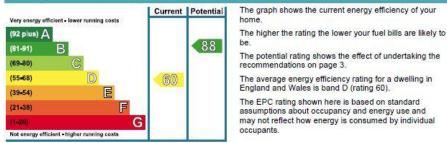
Estimated energy costs of dwelling for 3 years:	£ 2,892
Over 3 years you could save	£ 1,377

#### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings	
Lighting	£ 207 over 3 years	£ 207 over 3 years		
Heating	£ 2,391 over 3 years	£ 1,098 over 3 years	You could save £ 1,377	
Hot Water	£ 294 over 3 years	£ 210 over 3 years		
Totals	£ 2,892	£ 1,515	over 3 years	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### **Energy Efficiency Rating**

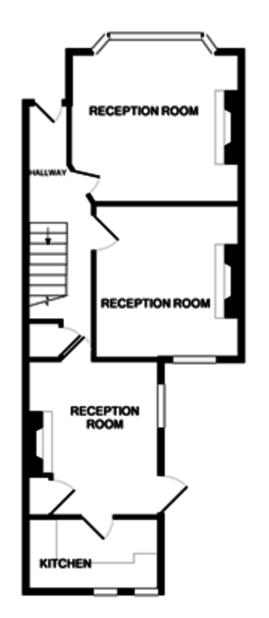


ou can take to save		

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 708
2 Floor insulation (suspended floor)	£800 - £1,200	£ 186
3 Change room heaters to condensing boiler	£3,000 - £7,000	£ 384

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.





GROUND FLOOR

1ST FLOOR

1.these particulas are forguidanceority and donot torm part of any contract, or difer, ror part of one. Any prespective purchases and lesses should obtain heir own professional advice. 2. Prospective purchases and lesses should obtain heir own professional advice. 2. Prospective purchases and lesses should obtain heir own professional advice. 2. Prospective purchases and lesses should obtain heir own professional advice. 2. Prospective purchases and lesses should obtain heir own professional advice. 2. Prospective purchases and lesses should obtain heir own professional advice. 2. Prospective purchases and lesses should obtain heir own professional advice. 2. Prospective purchases and lesses should obtain heir own professional advice. 2. Prospective purchases and lesses should obtain heir own professional advice. 2. Prospective purchases and lesses should obtain heir own professional advice. 2. Prospective purchases and lesses should obtain heir own professional advice. 2. Prospective purchases and lesses should obtain heir own professional advice. 2. Prospective purchases and lesses should obtain heir own professional advice. 2. Prospective purchases and lesses should obtain heir own professional advice. 2. Prospective purchases and lesses should obtain heir own professional advice. 3. While any proving heir own professional advice and exponentiation of the professional advice and less are providence only and and not comprehensive. 4. Itshould not be assumed hat any teleperce to he condition of athrating purchase particulas as statements of or representation of fact. William Jones Estate Agents Ltd heir other the professional advice and be adviced any services, equipment or facilities listed and accordingly no guaranees can be given. Prospective purchases and lesses must statisfythems developed wes by inspection or the with the professional advices and lesses must statisfythems developed by advices and test and test advices and lesses must statisfy thems developed by the professional advice advices and lesses