



Divinity Road, Oxford, Oxfordshire, OX4 1LJ

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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



4, Divinity Road, OXFORD, OX4 1LJ

Dwelling type: Mid-terrace house
Date of assessment: 25 November 2019
Date of certificate: 26 November 2019

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	<div> <div>You could save £ 1,377 over 3 years</div> </div>
Heating	£ 2,391 over 3 years	£ 1,098 over 3 years	
Hot Water	£ 294 over 3 years	£ 210 over 3 years	
Totals	£ 2,892	£ 1,515	

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.

