

# Lot 21

191/193 Iffley Road,  
Oxford OX4 1EN  
**GUIDE PRICE: £950,000**



## DOUBLE FRONTED DETACHED DWELLING AS SIX SELF-CONTAINED FLATS

This imposing double fronted building is currently arranged as 6 self-contained flats with spacious garden to rear. We understand that the property is situated within the local conservation area although it does offer scope for further development subject to obtaining any necessary planning consent. Our enquiries show that the property was previously used as hostel accommodation prior to being converted into self-contained units. There is a basement area that in our opinion could add further potential to this building although we are informed that there is a presence of asbestos within the basement area. The flats mainly consist of gas-fired central heating although they would all benefit from a certain amount of updating and modernisation throughout. The area is highly regarded locally and the property is situated within easy reach of shopping facilities on the Oxford Road and within easy access of the main City Centre. The

property is sold with the benefit of vacant possession and will be of interest to investors and developers.

### LOCATION

Iffley Road is the A4158 and runs parallel to the B480 Cowley Road with numerous shopping facilities and bus connections. Oxford is located in the county of Oxfordshire. Nearby towns include Aylesbury (22 miles), Reading (26 miles) and High Wycombe (27 miles). Road communications are good being located with access to A34, A40, A48, A420 and M40. Rail services to London Paddington are available in approximately 55 minutes. Major facilities include Clarendon Centre and Westgate Centre.

### ACCOMMODATION

**Flat 1:** Ground floor - entrance hall, kitchen/diner 21'5 x 9'6, shower room, bedroom one 16'2 into bay by 13'9, bedroom two 11'11 x 8'5

**Flat 2:** First and Second Floor – entrance hall, kitchen/diner 13'1 x 8'11, bathroom, separate WC, second floor landing, bedroom one 15'10 x 11'7, bedroom two 13'8 x 7'9, living room 14' x 8'10

**Flat 3:** Top Floor – entrance hall, kitchen/diner 11'9 x 11'1, large bathroom 13'10 x 7'5, studio room 13'11 x 12'6

**Flat 4:** Ground floor – entrance hall, bedroom one 16'7 x 10'4, bedroom two 10'4 x 9'2, bathroom, bedroom three 12'3 x 8'11, living room 22'2 x 10'1, kitchen 11'2 x 9'3

**Flat 5:** First and Second Floor – entrance hall, kitchen 13'2 x 10'1, bathroom, separate WC, second floor landing bedroom one 14'1 x 8', bedroom two 13'9 x 7'7, living room 16'1 x 10'7

**Flat 6:** Top Floor – entrance hall, kitchen/diner 11'6 x 10'5, bathroom 13'11 x 6', studio room 13'11 x 12'6

**Basement** – not measured

**Outside:** spacious garden laid to lawn to rear, front garden

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

Oxford City Council 01865 249811  
Council Tax Band: Flats 1,2,4,5 = C,  
Flats 3,6 = B

### VENDORS SOLICITORS

Beth Heeley, Rawlinson Butler  
Griffin House, 135 High Street  
Crawley RH10 1DQ. 01293 520744

### VIEWING TIMES

28/1 @ 1.30pm, 3/2 @ 10.30am, 11/2 @ 1.30pm

### NOTE

The special conditions of sale provide that the purchaser is to pay an additional sum of 1.25% + VAT of the purchase price towards the vendor's expenses.

STARTING BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN

FINAL BID