



**HUNTERS®**  
HERE TO GET *you* THERE

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Percy Street , Oxford, OX4 3AA

Per Calendar Month £1,800 Per Calendar Month

**HUNTERS<sup>®</sup>**

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A recently decorated 3 bedroomed Edwardian Terrace in an area popular with families due to proximity to schools etc. The property is spread over three floors and comprises 2 reception rooms, fitted kitchen, 3 good size bedrooms, bathroom and garden. The floors have recently been refurbished and varnished. The property retains many of its charming period features. Available now to a professional couple or families. Not suited to HMO lettings.



## KEY FEATURES

- 3 Bedroom Edwardian Terrace over 3 floors
  - 2 x Reception Rooms
  - Fitted Kitchen
  - Bathroom - bath/shower
  - Retaining many period features
  - Gas Central Heating
- Hardwood flooring throughout ground & 1st floor
- Offered Part/Unfurnished (white Goods only)
  - Garden
- Close to City Centre and Amenities







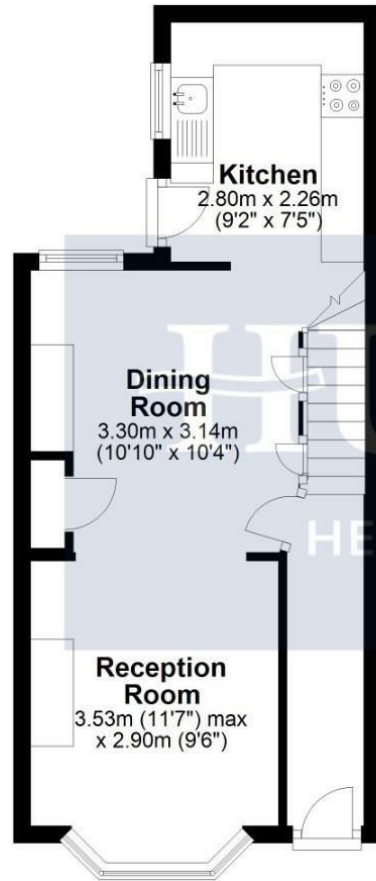






## Ground Floor

Approx. 32.2 sq. metres (346.1 sq. feet)



## First Floor

Approx. 31.2 sq. metres (335.7 sq. feet)



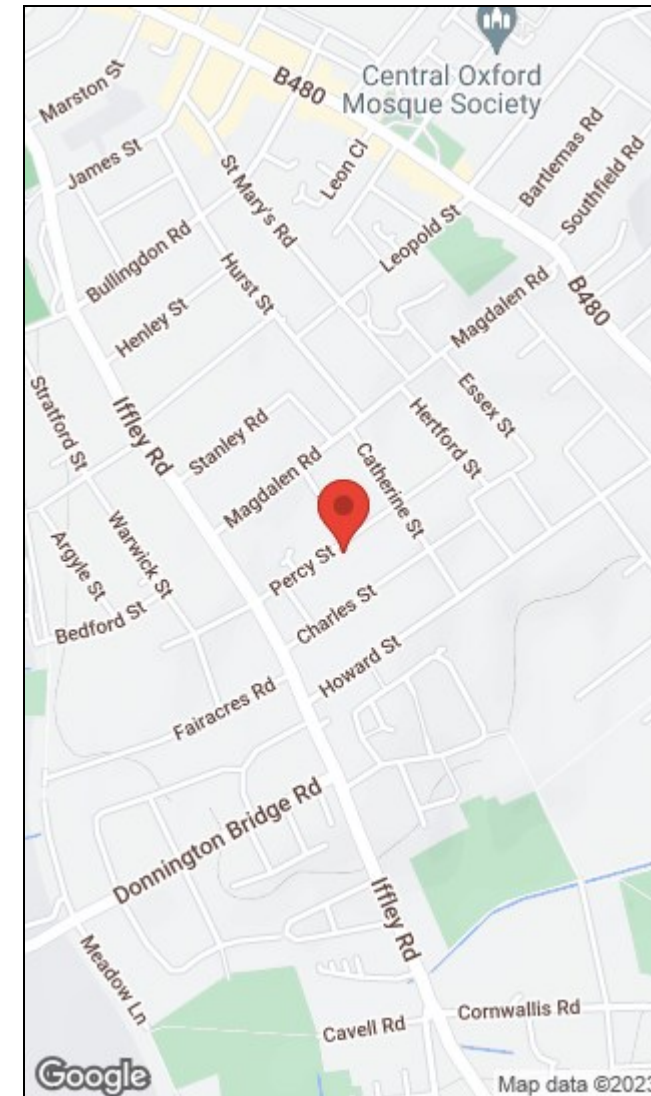
## Second Floor

Approx. 17.2 sq. metres (185.5 sq. feet)



Total area: approx. 80.6 sq. metres (867.3 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>81</b>			<b>74</b>
		<b>58</b>			<b>45</b>
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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