



## 35 Plater Drive, Oxford, OX2 6QT

£2,800 PCM - 15th July 2024.

- Four bedrooms
- Cloakroom
- Council Tax Band E
- Part furnished
- Gas CH
- EPC rating D
- Two bathrooms
- Parking for one car
- Mains gas, electricity and water

# 35 Plater Drive, Oxford OX2 6QT

Located in this sought after location, a four bedroom town house within walking distance of Jericho, Port Meadow and St Philip and St James primary school . Available part furnished. Garden over looking playing fields and allocated parking for one car. Top Floor - Bedroom with fitted wardrobes, Utility room with washing machine. 1st Floor - Master bedroom with fitted wardrobes, futon and ensuite shower room, Further bedroom with double bed and fitted wardrobes, Single bedroom, Bathroom with bath and separate shower. Ground floor - Living/Dining room with gas fire and French doors, Fully fitted Kitchen with electric oven, gas hob, integrated fridge/freezer and dishwasher. Cloakroom, Gas CH, Rear garden overlooking playing fields. Parking for one car



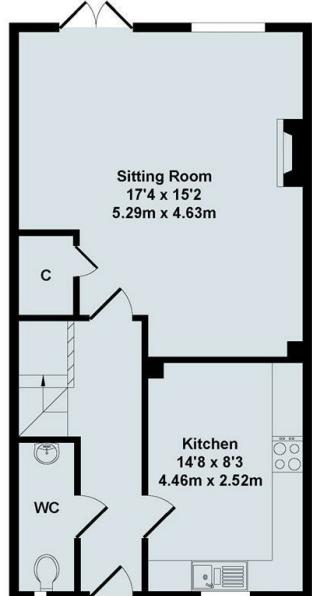
Council Tax Band: E



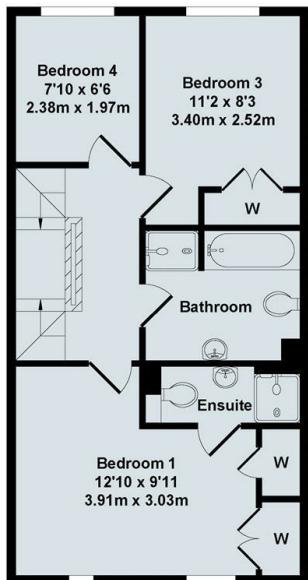
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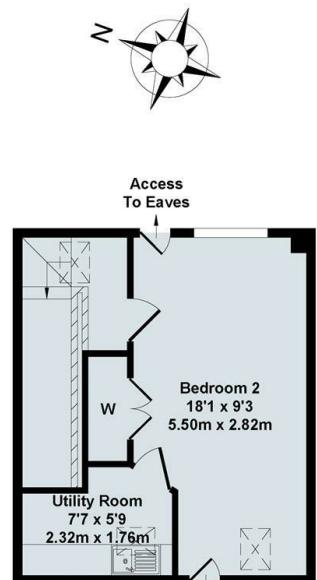




Ground Floor



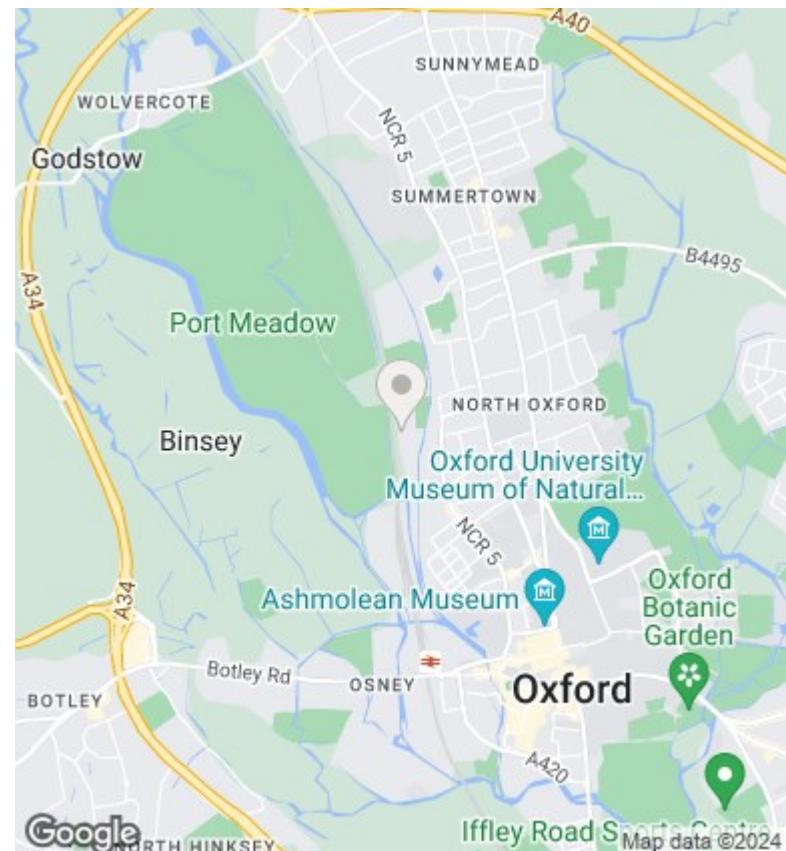
First Floor



Second Floor

**Total Approx. Floor Area 1182 Sq.Ft. (109.80 Sq.M.)**

All items illustrated on this plan are included in the "Total Approx Floor Area"



## Directions

## Viewings

Viewings by arrangement only. Call 01865 515900 to make an appointment.

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		