



## Room 2 GFR 56 Magdalen Road, OXFORD, Oxfordshire, OX4 1RB

ROOM LET in Shared House

**\*\*NEWLY DECORATED and NEW CARPET- March 2026\*\***

Double room to rent in a shared house located on Magdalen Road, Cowley. The property comprises a fitted kitchen with appliances, communal living room, bathroom, cloakroom, driveway, and rear garden. Council tax included in the rent.

This room is suitable for a SINGLE TENANT

FURNISHED.

RENT INCLUDES COUNCIL TAX

- Room in House share
- Shared Kitchen
- Furnished Property
- 1 Bathroom and Ground floor WC
- Professional Property

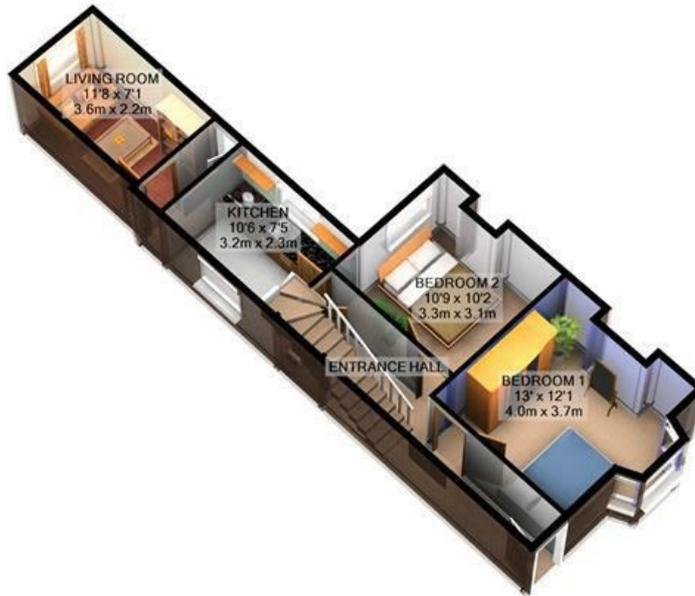
**£675 PCM**



2ND FLOOR



1ST FLOOR



GROUND FLOOR

Made with Metropix ©2009

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		52	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		43	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	