



## 221 Iffley Road Basement Front Room, Oxford, OX4 1SQ

Room on Iffley Road: INCLUDES UTILITIES, COUNCIL TAX AND WIFI

Suitable for a single tenant (not a couple)

Shared Facilities: 2 kitchens with dining space

Three shared bathrooms

Utility space

Outdoor Space: Rear garden

This nicely refurbished room on Iffley Road offers a convenient living space just a short walk from Cowley Road and the city centre. The property features two kitchens with dining areas, three shared bathrooms, and a utility space, ensuring all your practical needs are met. Additionally, there is a pleasant rear garden for communal use. The rent includes utility costs and internet WIFI, providing excellent value. This room is available exclusively for a single tenant, offering a comfortable and well-located home.

- ROOM ON IFFLEY ROAD
- RENT INCLUDES UTILITIES, COUNCIL TAX & WIFI
- SUITABLE FOR SINGLE OCCUPANCY
- 2 SHARED KITCHENS
- 3 SHARED BATHROOM
- GREAT CONDITION

**£820 PCM**



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) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	67	67	(55-68) D	67	67
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	