



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



Basement floor
approx. 11.0m²
not a full floor (see 1.1.1)



First floor
approx. 15.0m²
not a full floor (see 1.1.1)



Second floor
approx. 11.0m²
not a full floor (see 1.1.1)



Third floor
approx. 11.0m²
not a full floor (see 1.1.1)
TOTAL APPROX. FLOOR AREA 17.0m² (17.0m² x 1.1 = 18.7m²)



Attic floor
approx. 11.0m²
not a full floor (see 1.1.1)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	67
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	