



## Room 3 106 Dene Road, Headington, Oxford, Oxfordshire, OX3 7EG

DOUBLE ROOM FOR SINGLE OCCUPANCY – INCLUDING COUNCIL TAX

Location: Dene Road, Oxford – within walking distance of Churchill Hospital and Oxford Brookes University.

**Key Features:**

**Bedroom:**

Spacious furnished double room including: Double bed, Wardrobe, Desk and chair

Shared Facilities: Large communal kitchen and dining area, Comfortable shared living room

Shared bathroom, Separate WC for added convenience

Outdoor Space: Private rear garden ideal for relaxing outdoors.

Parking: Driveway parking available.

Bills: Council tax included within the rent.

Suitability: Ideal for a single professional occupant.

- 1 Bedroom in House share
- Headington,
- Furnished Property
- 1 Bathroom between 4 people
- Professional Property
- INCLUDES Council tax

This well-presented double room on Dene Road offers comfortable and convenient accommodation in a highly desirable Oxford location. Situated within walking distance of Churchill Hospital and Oxford Brookes University, the

**£630 PCM**



1ST FLOOR



GROUND FLOOR

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em; color: green;">84</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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>			<div style="text-align: center;"> <span style="font-size: 2em; color: blue;">84</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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