



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

Property Type: Double room available in a shared house.

Location: Magdalen Road, Cowley, with excellent access to local amenities, transport links, and Oxford City Centre.

Key Features:

Condition: Newly decorated with new carpets fitted in March 2026.

Bills: Council tax included within the rent.

Bedroom: Furnished double room suitable for a single tenant.

Kitchen: Fitted kitchen with appliances.

Living Area: Shared communal living room.

Bathrooms: Shared bathroom plus additional cloakroom.

Outdoor Space: Rear garden.

Parking: Driveway parking available.

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

This furnished double room is available within a well-maintained shared house on the popular Magdalen Road in Cowley. Recently redecorated with brand-new carpets fitted in March 2026, the property offers comfortable and

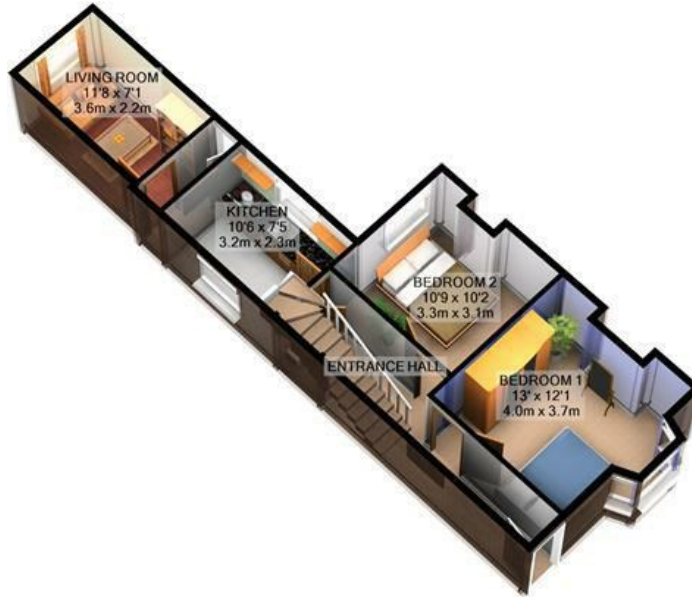
**£595 PCM**



2ND FLOOR



1ST FLOOR



GROUND FLOOR

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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	