



## 6 Wilson Place, Cave Street, Oxford, OX4 1AF

### \*\*NEWLY REFURBISHED\*\*

- Repainted throughout.
- New carpets.
- New furniture.

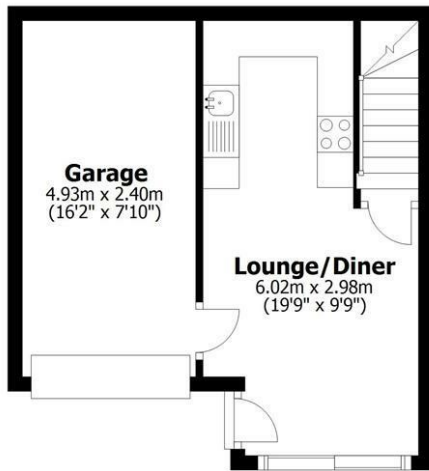
With 2 double bedrooms located over 3 storeys, as well as a separate study located on the top floor. This newly refurbished property is ideal for any couple or sharers looking for a property close to both Oxford Brookes and Cowley Road whilst having the comfort a high spec property to live and work in.

The ground floor is comprised of an open plan kitchen/living area and Garage with access from both the front and the interior of the property. The kitchen is built in with all the necessary white goods, as expected, and the living area includes sofa, chair and dining table and chairs. The garage can store a small car or can be used as storage or an extended living area.

On the first floor, the first bedroom has access to a balcony, while the other is larger with lovely high ceilings. The

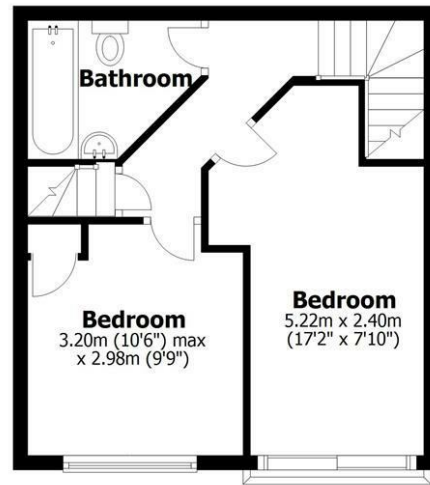
- East Oxford
- 1 Reception
- 1 Bathroom
- 2 Bedrooms
- Furnished Property

**£1,950 PCM**



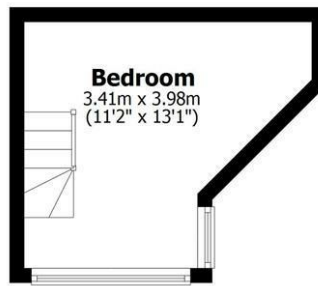
### Ground Floor

Approx. 29.6 sq. metres (319.0 sq. feet)



### First Floor

Approx. 33.1 sq. metres (355.9 sq. feet)



### Second Floor

Approx. 10.7 sq. metres (115.1 sq. feet)

This floor plan is for illustrative purposes and only provides an outline representation.  
Produced for North Oxford Property Services.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		53	71
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		35	49
England & Wales		EU Directive 2002/91/EC	