



Abingdon Road
Oxford

Carter Jonas

240 ABINGDON ROAD OXFORD OX1 4SP

- INVESTMENT OPPORTUNITY
- 5 Bedrooms with potential subject to consents to create two more bedrooms
- Less than a mile from city centre

DESCRIPTION

A well proportioned five bedroom terraced house located in a prime position less than a mile from Oxford city centre. The property is currently let as an HMO for 6 persons and additionally has the correct planning consent to be an HMO. The current annual rent is £40,800 generating a rental yield of 5.4%. Subject to the necessary consents, there is the opportunity to split the large sitting room into two reception rooms or bedrooms achieving more accommodation to generate a greater yield.

The accommodation currently comprises:
Ground Floor: Entrance Hall, Sitting Room, Kitchen/Dining Room, Utility Room.

First Floor: Two Bedrooms with En-suite, a further Bedroom, separate Shower Room.

Second Floor: Two Further Bedrooms with Wash Hand Basins.

LOCATION

The Abingdon Road is the main arterial road from the south leading to Oxford City Centre and the property is only a short distance from Hinksey Park where there are lakeside walks, tennis courts, a seasonal heated swimming pool, children's play areas and the popular South Oxford Adventure playground.

The location is ideal for students or for visitors to Oxford given its proximity to the city centre. A regular bus service passes the front door or it is a level walk or cycle. An extensive choice of local public houses, restaurants and the Voco Oxford Spires Hotel are all within close proximity, along with plenty of other amenities, including a Tesco local and the River Thames.

A RARELY AVAILABLE OPPORTUNITY TO PURCHASE AN ESTABLISHED HMO GENERATING AN INCOME OF £40,800 AND A GROSS YIELD OF 5.4%. CURRENTLY 6 PERSON WITH POTENTIAL SUBJECT TO CONSENTS TO INCREASE.



The main rail station and the bus station are also situated less than two miles away and provide regular services to London, Birmingham and the airports and in less than a mile to the south, the road network connects to the Oxford Ring Road.

Additional information:

Tenure: Freehold
All mains services are connected
Gas fired central heating
EPC rating D
Council tax band D
HMO licence for 6 persons

Mobile phone coverage and speeds can be checked here: checker.ofcom.org.uk, however, all providers are predicted to have good levels of service inside and outside at this property.

Broadband speeds can be checked here: checker.ofcom.org.uk. The maximum download rate is predicted to be 1000mbps with a 100mbps upload speed, subject to availability.

Flood Zone 3

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX1 4SP



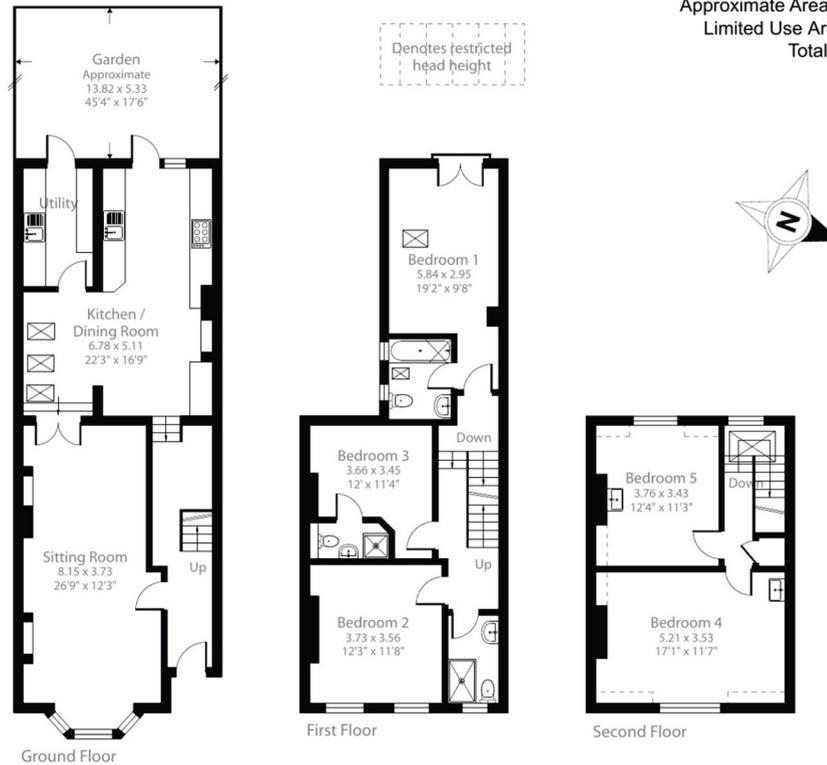
Abingdon Road, Oxford, OX1

Approximate Area = 1811 sq ft / 168.2 sq m

Limited Use Area(s) = 23 sq ft / 2.1 sq m

Total = 1834 sq ft / 170.3 sq m

For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Carter Jonas. REF: 1092354

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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