

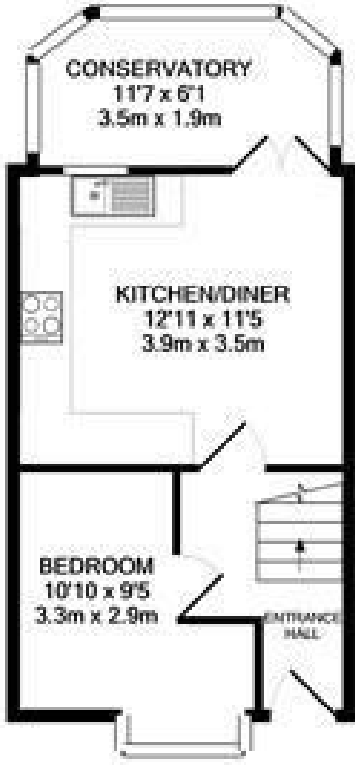


**12 Hodges Court, Whitehouse Road, Grandpont, Oxford, OX1 4NY**

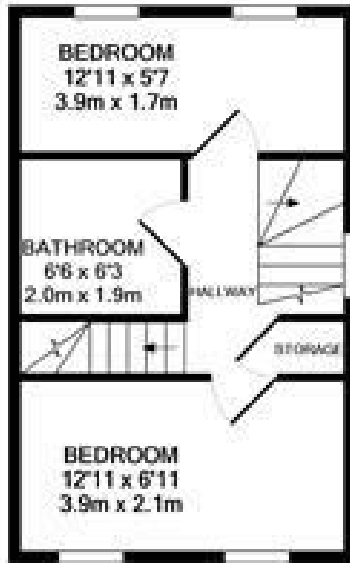
Available for academic year 2025/26' An attractive four bedroom STUDENT house located in the City Centre within 5 Minutes walk to shopping facilities, restaurants, bars. Approx 10 minutes walk to Oxford Train Station and Bus Station, The property has four good size study bedrooms, bathroom with bath/shower and large kitchen/dining area going through to a conservatory lounge with French doors opening onto enclosed garden. No parking available.

- South Oxford
- 4 Bedrooms
- 1 Receptions
- 1 Bathroom
- Furnished Property
- House
- Small Garden
- No Parking Available

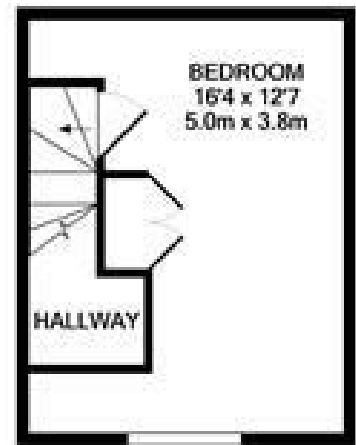
**£3,360 PCM**



GROUND FLOOR  
APPROX. FLOOR  
AREA 344 SQ. FT.  
(31.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 270 SQ. FT.  
(25.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 205 SQ. FT.  
(19.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 819 SQ. FT. (76.1 SQ.M.)  
Made with Metropix ©2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		68	
(1-20) G			
Not energy efficient - higher running costs			
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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		65	
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	