



 DROVE ACRE ROAD

JCP
ESTATE AGENTS
OXFORD

Drove Acre Road, Oxford, OX4 3DF

Offers in Excess of £1,325,000

Rare 10 Bedroom HMO Investment – Prime East Oxford – Significant Value-Add Potential

A substantial and rarely available 10-bedroom HMO investment in the heart of East Oxford, moments from Cowley Road, offering ten double bedrooms, four bathrooms, multiple-vehicle off-street parking, a larger-than-average rear garden and significant scope for further enhancement.

JCP Estate Agents are delighted to offer this impressive 10-bedroom HMO, occupying a highly convenient position in one of East Oxford's most established rental locations.

Large HMO investments of this nature rarely become available in East Oxford, particularly properties combining this level of accommodation with substantial outside space and parking for multiple vehicles.

The property is currently arranged to provide ten double bedrooms, two of which benefit from en-suite facilities, together with two further bathrooms. There is also a generous open-plan living/dining room and kitchen/breakfast room, providing valuable communal accommodation for a property of this scale.

Significant Potential to Further Enhance

Of particular interest to investors is the opportunity to increase the provision of en-suite facilities. With two bedrooms already benefiting from en-suites and all ten bedrooms being doubles, the property provides an excellent basis from which an incoming purchaser could explore creating additional en-suite bedrooms.

Further opportunities may exist to upgrade, reconfigure or extend the existing accommodation, including exploring the potential offered by the property's generous plot and larger-than-average garden.

This creates a particularly attractive proposition: an existing large-scale HMO with the opportunity to further improve and optimise the asset over time.

Larger Garden & Multiple-Vehicle Parking



Location

The property is ideally situated in the heart of **East Oxford**, just off the vibrant **Cowley Road**, one of the city's most popular and well-established areas.

Cowley Road offers an extensive range of independent shops, cafés, restaurants, supermarkets and everyday amenities, while **Oxford city centre** is within easy reach by foot, bicycle or regular bus services.

The location is particularly convenient for access to **Oxford University**, **Oxford Brookes University** and the city's major hospitals, including the **John Radcliffe**, **Churchill** and **Nuffield Orthopaedic Centre**, as well as the wider employment and research centres around Oxford.





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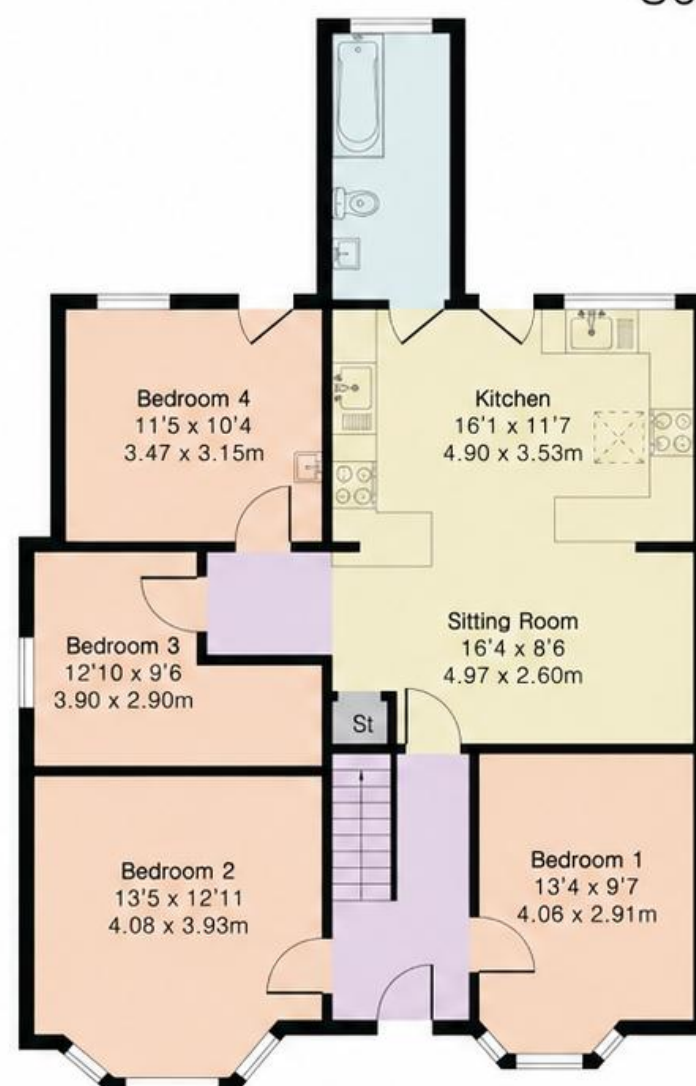
O X F O R D

Approximate Gross Internal Area 2342 sq ft - 218 sq m

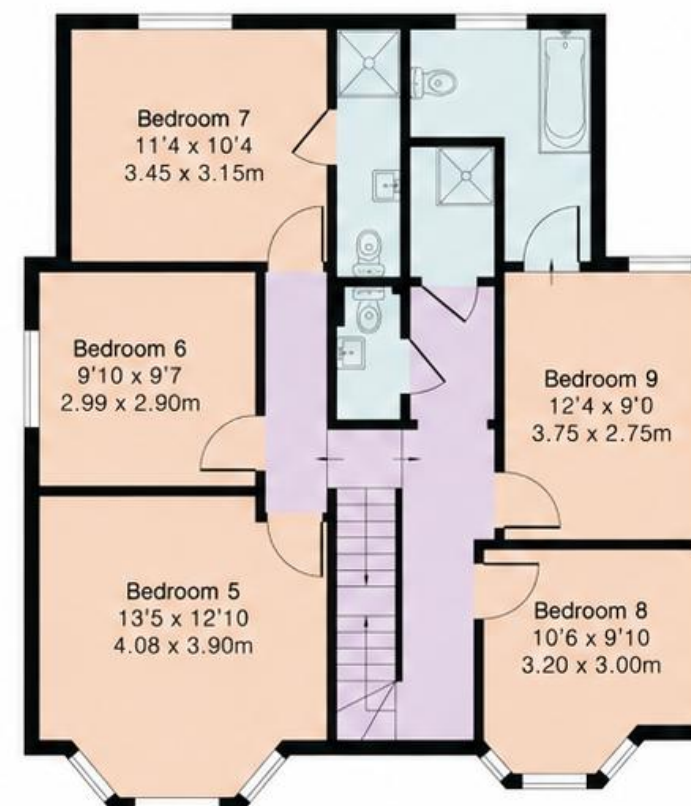
Ground Floor Area 1001 sq ft – 93 sq m

First Floor Area 881 sq ft – 82 sq m

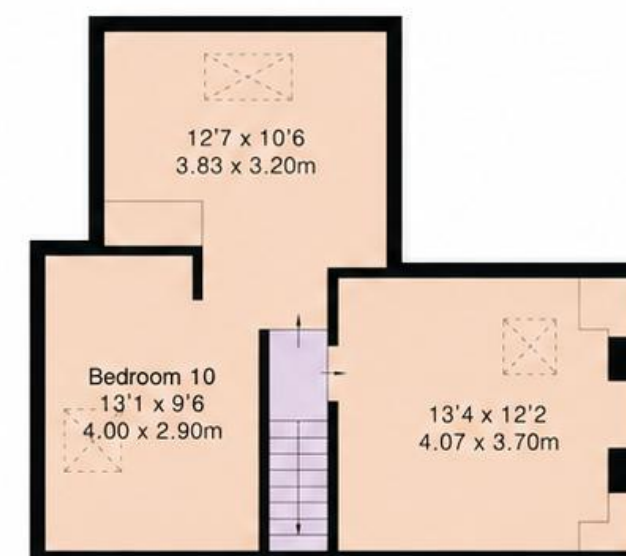
Second Floor Area 460 sq ft – 43 sq m



Ground Floor



First Floor



Second Floor

James C. Penny Estate Agents

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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		
	71	78
England & Wales		EU Directive 2002/91/EC