

Property valuation

4 November 2021

Property: **Terraced house**

Size: **1100 sqft**

Bedrooms: **3**

Bathrooms: **2**

Postcode: **OX3 9DW**

Constructed: **Pre-1914**

Quality: **Average**

Outdoor: **None**

Off street parking: **0 spaces**

SALE VALUATION

£460,000

+/- £30,000

RENTAL VALUATION

£1,586pm

4.1% gross yield

In the last **18 months** the average sold £/sqft for similar properties in a **0.37mi** radius was **£492/sqft**:



Date	Address	Sqft	£/sqft	Price	Dist	View
2020-07-07	2, Larkins Lane, Headington, OX3 9DW	1,442	£433	£625,000	0.00	View
2021-06-22	1, Larkins Lane, Headington, OX3 9DW	1,292	£526	£680,000	0.06	View
2020-12-02	7, St Andrews Road, Headington, OX3 9DL	1,109	£703	£780,000	0.07	View

2020-11-10	5, Stoke Place, Headington, OX3 9BX	1,281	£466	£597,000	0.13	View
2021-03-12	21, Barton Lane, Headington, OX3 9JW	1,345	£537	£722,000	0.17	View
2021-01-27	2a, Chestnut Avenue, Headington, OX3 9JH	947	£582	£551,000	0.20	View
2021-05-25	49, Old High Street, Headington, OX3 9HP	969	£610	£591,000	0.23	View
2021-05-18	47, Old High Street, Headington, OX3 9HP	849	£624	£530,000	0.24	View
2021-03-11	40, Old High Street, Headington, OX3 9HN	1,292	£480	£620,000	0.25	View
2020-11-26	7, Dunstan Road, Headington, OX3 9BY	1,442	£600	£865,000	0.25	View
2021-03-22	23, Hengrove Close, Headington, OX3 9LN	764	£425	£325,000	0.28	View
2021-06-25	43, Hawthorn Avenue, Headington, OX3 9JQ	1,044	£398	£415,000	0.28	View
2021-01-07	5, Hengrove Close, Headington, OX3 9LN	1,033	£368	£380,000	0.30	View
2020-06-09	47, Aldebarton Drive, Headington, OX3 9SJ	872	£298	£260,000	0.30	View
2020-11-19	25, Stephen Road, Headington, OX3 9AY	1,647	£486	£800,000	0.32	View
2021-01-14	Flat 4, Stephen Court, 3, Stephen Road, Headington, OX3 9AY	786	£433	£340,000	0.33	View
2021-03-08	80, Foxwell Drive, Headington, OX3 9QF	1,356	£332	£450,000	0.35	View
2021-05-28	3, Wharton Road, Headington, OX3 8AH	1,163	£550	£640,000	0.37	View

The average asking price of **3** bedroom terraced houses in a **1.53mi** radius is **£429,000**:



Address	Price	Dist	View
Headington, Oxford OX3, OX3 9SJ	£300,000	0.30	View
Barton Fields Road, Headington, Oxford OX3, OX3 9GB	£650,000	0.51	View
Headington, Oxford OX3, OX3 9DH	£400,000	0.54	View
Mattock Close, Headington, Oxford OX3, OX3 7AH	£435,000	0.64	View
Beaumont Road, Headington, Oxford, Oxfordshire, OX3 8JN	£460,000	0.71	View
Maltfield Road, Headington, Oxford OX3, OX3 9RG	£450,000	0.74	View

Headington Quarry, Oxford, OX3, OX3 8LH	£500,000	0.77	View
Binswood Avenue, Headington, Oxford OX3, OX3 8NZ	£475,000	0.78	View
Headington, Oxford, OX3, OX3 7QA	£450,000	0.83	View
Girdlestone Road, Headington, OX3 7LZ	£340,000	0.98	View
Green Ridges, Headington, Oxford OX3, OX3 8PL	£385,000	0.99	View
Rede Close, Headington, Oxford, Oxfordshire, OX3 8PY	£399,950	1.10	View
Marston, Oxford, OX3, OX3 0JZ	£400,000	1.12	View
Peat Moors, Headington, Oxford OX3, OX3 7HS	£400,000	1.14	View
Headington, Oxford OX3, OX3 8QS	£335,000	1.22	View
White Hart, Old Marston, Oxford, Oxfordshire, OX3 0PL	£450,000	1.30	View
Fairfax Avenue, Marston, Oxford OX3, OX3 0RP	£450,000	1.33	View
East Avenue, East Oxford, OX4, OX4 1XP	£550,000	1.53	View

The average asking rent of 3 bedroom terraced houses in a 9.89mi radius is **£1,521pm**:



Address	Price	Dist	View
Long Close, Headington, Oxford, Oxfordshire OX3, OX3 8TT	£1,374pm	1.47	View
Reliance Way, Oxford, OX4, OX4 2GF	£1,651pm	1.78	View
Hurst Street, HMO Ready 3 Sharers, OX4, OX4 1RP	£1,950pm	1.84	View
Hurst Street, Oxford OX4, OX4 3AQ	£1,499pm	1.86	View
Magdalen Road, HMO Ready 3 Sharers OX4, OX4 3AA	£1,850pm	1.98	View
Oxford Road, East Oxford OX4, OX4 2DT	£1,352pm	1.99	View
Tidmarsh Lane, Oxford, Oxfordshire, OX1, OX1 1NG	£1,551pm	2.46	View
Islip Road, Summertown, Oxford OX2, OX2 7SP	£2,102pm	2.58	View
Barns Road, Oxford OX4, OX4 3RD	£1,499pm	2.70	View

South Street, HMO Ready 3 Sharers, OX2, OX2 0AZ	£1,699pm	2.90	View
Alexandra Road, Botley OX2, OX2 0DB	£1,452pm	3.04	View
Wootton, Oxfordshire, OX1, OX13 6DL	£1,452pm	6.03	View
Farm Road, Abingdon OX14, OX14 1LX	£1,296pm	6.48	View
Abingdon, OX14 5TG	£1,174pm	8.05	View
Boundary Close, Woodstock, Oxon OX20, OX20 1LR	£1,352pm	8.23	View
Abingdon Road, Sutton Courtenay, Abingdon, OX14 4NF	£1,677pm	8.42	View
Leach Road, Bicester, OX26, OX26 2LJ	£1,352pm	9.63	View
Drew Close, Southmoor, Abingdon OX13, OX13 5GS	£1,798pm	9.89	View

The area is a urban city and town, the internet speed is **30+ Mbps fibre** and the flood risk is **very low (< 0.1% pa)**. The local authority will pay an LHA rate of **£1,097pm** for **3** bedroom properties.

Valuations are strictly estimates only and you should use them on that basis. Our Automated Valuation Model analyses prices for similar properties sold or offered in the area. These properties may differ in ways which we do not or cannot take into account. Valuations are subjective and based on market forces which may change. Valuations must not be used for property sale, purchase, mortgage or related purposes. You should seek a professional valuation from a qualified surveyor before making any decision whether to buy or sell a property. We shall not be liable for any losses you or anyone else suffers as a result of relying on the valuations. This includes not being liable for any loss of profit, loss of bargain, loss of capital through over-payment or under-sale or for any indirect, special or consequential loss.