



THOMAS  
MERRIFIELD  
SALES LETTINGS

38 Campbell Road,  
Florence Park, Cowley, Oxford, OX4 3PF



## 38 Campbell Road, Florence Park, Oxford, OX4 3PF

A three bedroom end-terraced house on the popular Florence Park estate in need of some refurbishment and on a good plot with potential for side and rear extensions, subject to planning consent.

- Three bedroom end-terraced house
- Living room with bay window and original cupboards
- Fitted kitchen with door to rear garden
- Ground floor bathroom
- Large front and side gardens
- Off-street parking space
- Gas-fired central heating
- uPVC double glazing
- Scope for side and rear extension, subject to planning
- Council Tax Band: C. EPC Rating: C.

An un-extended three bedroom house dating from the 1930's and located circa 200 metres from Florence Park between Iffley Village, East Oxford and Cowley, approximately 2.5 miles south-east of Oxford City centre.

The house is currently tenanted but is being sold with vacant possession and is in need of some updating and modernisation, with potential for a two storey side and/or single storey rear extension, subject to planning. Features include original cupboards to the living room, cast iron fireplaces to two bedrooms and original internal doors.

According to Ofcom, Superfast and Ultrafast broadband is available and mobile data performance is between 75% and 85% for the main providers.

**Guide Price £350,000 Freehold**

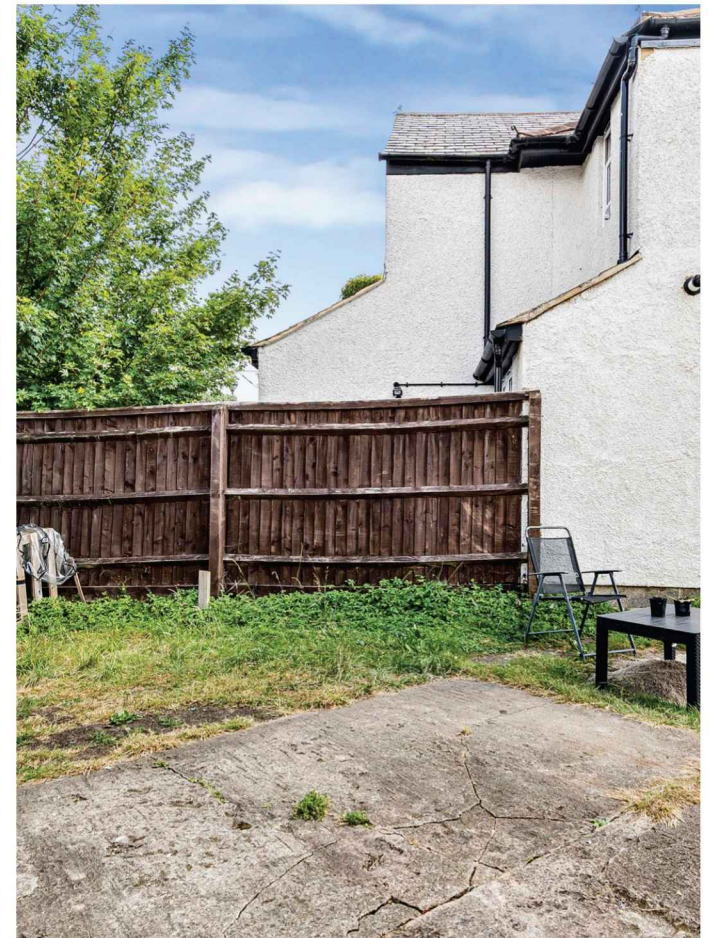






Properties built or renovated pre-2000 may contain asbestos in certain building materials such as Artex, vinyl tiles, corrugated roofing and insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We note that the property has Artex ceilings to some rooms.

Florence Park has a general store and gastro-pub, Templars Square shopping centre and a Sainsbury's are within a quarter of a mile and Magdalen Road and Iffley Road offer a range of local shops, cafes and restaurants. There is access to the River Thames at Iffley Village and Donnington Bridge and to Oxford Business Park and the Science Park off the Eastern By-pass.

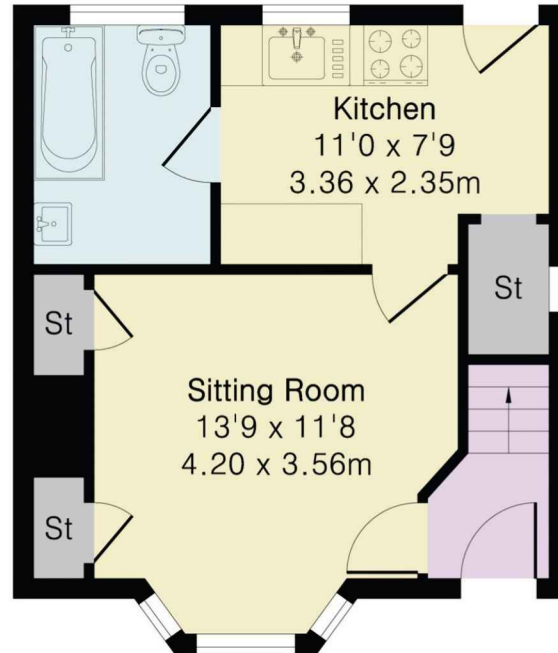




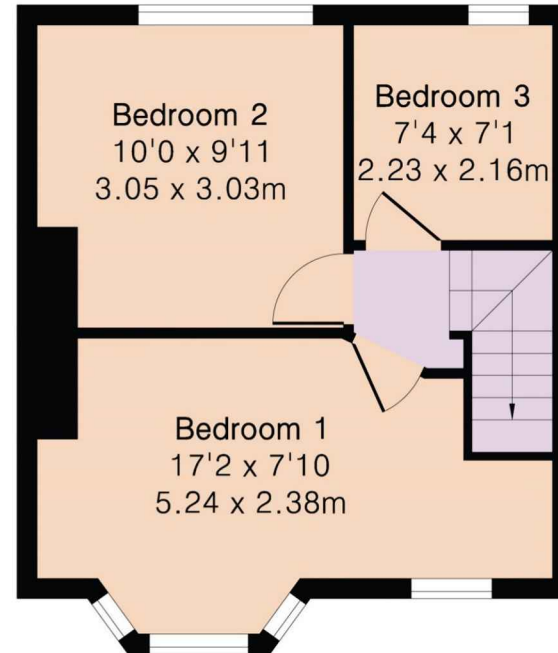
## Approximate Gross Internal Area 620 sq ft - 58 sq m

Ground Floor Area 310 sq ft – 29 sq m

First Floor Area 310 sq ft – 29 sq m



Ground Floor



First Floor