



THOMAS
MERRIFIELD
SALES LETTINGS

28 Orchard Road,
Oxford, OX2 9BL

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A three-bedroom semi-detached house situated in this popular Cul-de-sac in need of complete refurbishment. No onward chain.

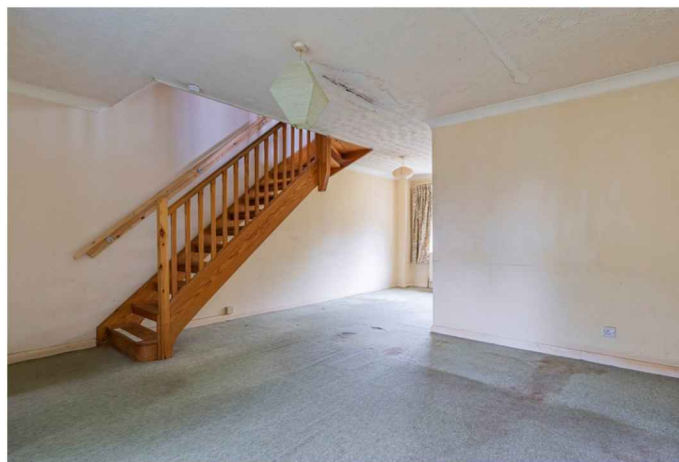
- Entrance porch
- Cloakroom
- Sitting/dining room
- Kitchen
- Three bedrooms one with en-suite
- Bathroom
- Off-street parking and garage
- Enclosed rear garden
- No onward chain
- Council Tax Band: D. EPC Rating: D

Situated in this convenient West Oxford location the accommodation comprises, entrance porch, cloakroom, sitting/dining room, kitchen. On the first floor there are three bedrooms one with en-suite and a bathroom. The property is set well back from the approach providing a front garden, driveway and garage. There is side access to the enclosed rear garden which offers an excellent degree of privacy.

According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is good outdoors and indoors.

Artex is present and if pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.

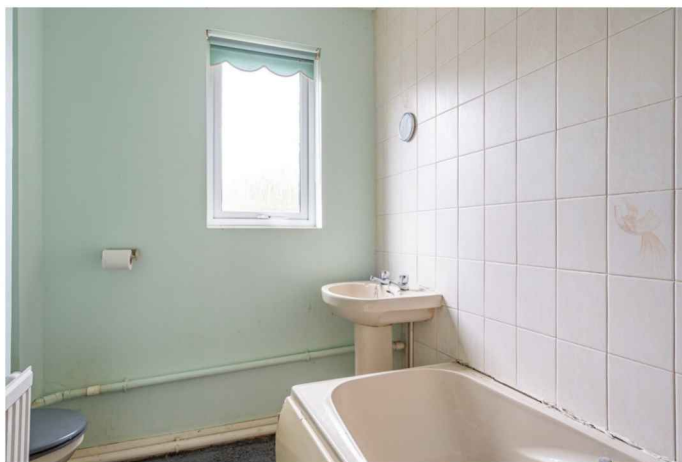
Guide Price £400,000 Freehold





Orchard Road is situated in a popular area of Botley. Elms parade is close at hand with a range of shops including a deli, hairdressers, butchers, newsagents and a fish and chip takeaway. There is also a Co-op food store in the Botley shopping centre and Waitrose and Aldi stores on Botley Road.

The house is also in catchment for Matthew Arnold Secondary School. The A34 gives easy access to Bicester and the M40 to the north and Abingdon and Milton Park to the south.

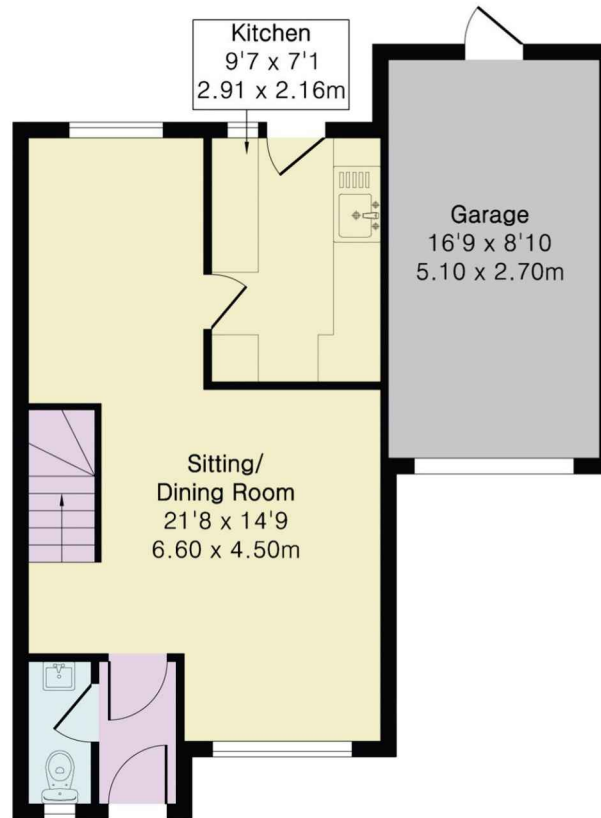


**Approximate Gross Internal Area 764 sq ft - 71 sq m
(Excluding Garage)**

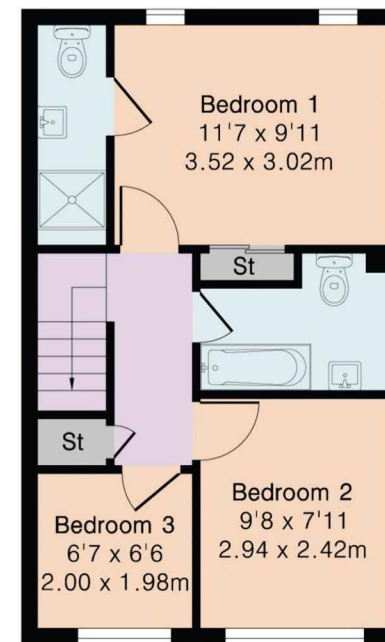
Ground Floor Area 390 sq ft – 36 sq m

First Floor Area 374 sq ft – 35 sq m

Garage Area 148 sq ft – 14 sq m



Ground Floor



First Floor