



Bulan Road, Headington

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## Bulan Road, Headington

Bulan Road is ideally located to the south of Headington (1.1 miles) and the nearby Nuffield & Churchill hospitals all within a 15 minute walk. Central Headington offers an abundance of local shops, cafes, restaurants and excellent public transport links to Oxford and London.

This older style three bedroom semi-detached house offers an excellent opportunity for a buyer to really put their stamp on it as it does require modernisation, offering a blank canvas for the new owners.

In brief the property comprises entrance hall, cloakroom, and a reception room which would make an ideal dining room. A living room with an adjacent kitchen providing direct access to the garden

complete the ground floor. Upon the first floor are the three well-proportioned bedrooms and family bathroom.

A great house in an enviable spot requiring modernisation.

### Entrance Hall

Stairs to first floor, radiator

### Reception Room

10' 6" x 13' 8"

Double glazed bay window to front, feature fireplace, stripped wood flooring, two radiators

### Living Room

10' 8" x 15' 3"

Double glazed window to front, TV point, open fireplace, phone point, two radiators

### Cloakroom

Double glazed window to rear, low level WC, pedestal wash hand basin, radiator.

### Kitchen

6' x 15' 1"

Double glazed window to rear, door to rear garden. Fitted with floor and wall units, inset sink unit and wall mounted gas boiler.

### Landing

Double glazed window to side, loft access, stripped wood floor, radiator.

### Bedroom 1.

10' 4" x 13' 9"

Double glazed window to front stripped wood floor, picture rails, radiator.

### Bedroom 2.

10' 2" x 11'

Double glazed window to front aspect, picture rails, stripped wood floor, radiator.

### Bedroom 3.

7' 2" x 12' 10"

Double glazed window to rear, picture rails, stripped wood floor, radiator.

### Bathroom

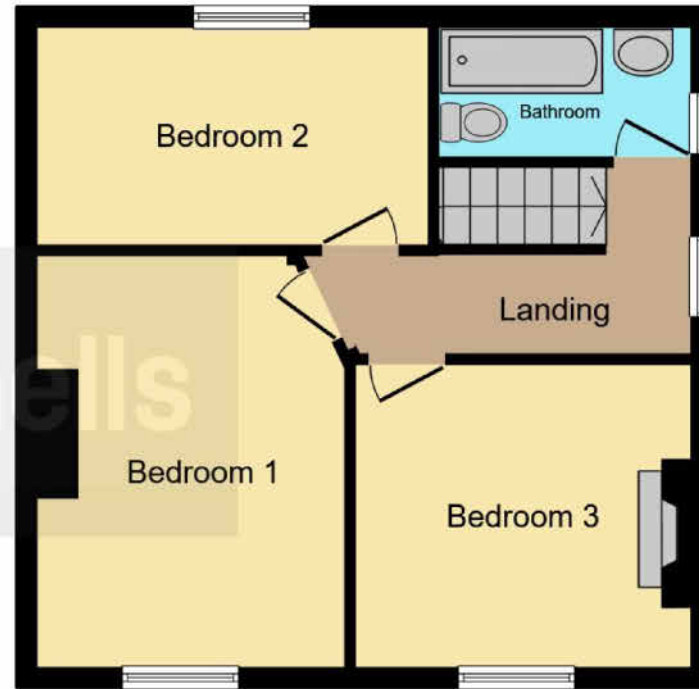
Double glazed window to side, fitted suite comprising a low level WC, pedestal wash hand basin and bath. Part tiled walls, radiator.







**Ground Floor**



**First Floor**

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Situated in this ever popular Lye Valley area of Headington, a three bedroom semi-detached house boasting two separate receptions rooms, off road parking, and a stunning mature rear garden. Please note the property requires a degree of modernisation.

Price

**£400,000**

Tenure: Freehold

EPC Rating: D

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