



Beaumont Road, Headington

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## Beaumont Road, Headington

Ideally located within this quiet pedestrianised lane is this well presented three-bedroom mid terrace house benefitting from a no onward chain sale.

Headington Quarry is extremely well located for highly regarded local schooling, the many amenities of Headington, and access to the ring road network and links to London. There are also local amenities including several pubs, a convenience store and Shotover Country Park.

In brief the property comprises; enclosed entrance porch, living room which in turns leads through to the dining room, the extended kitchen it situated to the rear with vaulted ceilings and direct access onto the pretty and private south/west facing rear garden.

The sale of this Property will be subject to Grant of Representation from the Probate Registry. We ask that interested parties seek guidance as to the potential time-frames involved for this purchase with their Conveyancer.

### Entrance Porch

Meter cupboard

### Sitting Room

15' 11" x 16' 11"

Double glazed window to the front aspect, TV point, radiator, stairs to the first floor, under-stairs storage cupboard.

### Dining Room

7' 1" x 9' 6"

French doors to the rear garden, wood flooring, radiator.

### Kitchen

9' 8" x 17'

Double glazed window to the side and rear aspect with velux window above. Fitted with a selection of floor and wall units, 1.5 inset sink unit, space and plumbing for a washing machine, breakfast bar, built in oven and hob with extractor over, tiled floor and door to rear garden.

### Landing

Loft access, airing cupboard housing the gas boiler.

### Bedroom 1

9' 9" x 13' 4"

Double glazed window to the front aspect, built in bedroom furniture, radiator.

### Bedroom 2

10' 11" x 12'

Double glazed window to the rear aspect, radiator.

### Bedroom 3

6' 11" x 10' 2"

Double glazed window to the front aspect, wardrobe, radiator.

### Shower Room

Double glazed window to the rear aspect, suite comprising a low level WC, pedestal wash hand basin, shower cubicle, radiator.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

# Beaumont Road, Headington

A well presented three-bedroom house which benefits from an enlarged ground floor, two separate receptions, front & rear garden and a garage located to the rear of the house. A lovely home in a quiet and peaceful setting sold with no onward chain.

Price

**£525,000**

Tenure: Freehold

EPC Rating: C

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