









Peppercorn Avenue, Headington

Entrance

Stairs to the first floor, wood laminate flooring, radiator.

Sitting Room

15' 6" x 11' 9"

Double glazed window to the front aspect, wood laminate flooring, radiator, TV and phone points.

Kitchen/Dining Room

11' 8" x 12'

Double glazed window to the rear aspect fitted with a selection of floor and wall units, oven, hob, extractor fan over. Space and plumbing for a washing machine, tiled floor, wall mounted gas boiler, double glazed door to the rear garden.

Landing

Loft access

Bedroom 1.

11' 9" x 10' 9"

Two velux windows to the rear aspect, wood laminate flooring, radiator, restricted head room.

Bedroom 2.

11' 9" x 8' 1"

Two velux windows to the front aspect, wood laminate flooring, radiator, restricted head room.

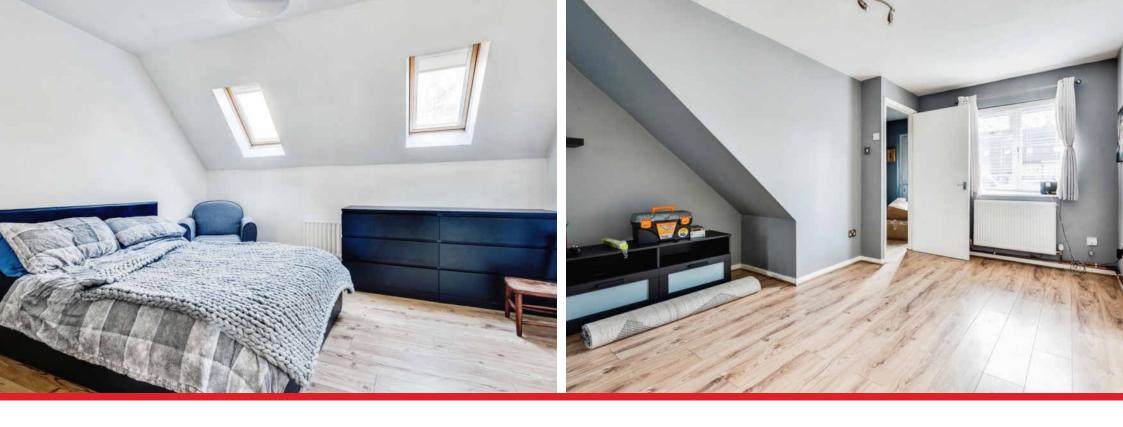
Bathroom

Suite comprising a bath with a shower over, low level WC and vanity wash hand basin. Towel rail, tiled floor.

Front Garden

Rear Garden







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

Peppercorn Avenue, Headington

A well-presented two-bedroom modern mid terrace house, rarely available via a shared ownership scheme, within this leafy Headington side road. Features to note include a modern fitted kitchen enclosed rear garden and no onward chain.

Price

£350,000

EPC Rating: C Council Tax Band: C Tenure: Leasehold Years left on lease: 72 Ground Rent: 214.10



Connells SIGNATURE

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^{3.} The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





^{1.} MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale, 2. These particulars