







### Property Description

The entrance hall leads to an open-plan kitchen/diner and lounge, with dual-aspect windows providing views to the front and rear. Access to the garden is through the kitchen. Upstairs, there are three bedrooms, two of which have built-in cupboards and a family bathroom.

Externally, the property features driveway parking at the front and a large rear garden with gated side access.

Littlemore is a well-connected area with amenities close by, including local shops, parks and leisure facilities. It offers regular bus services to Oxford city centre and easy access to the Eastern Bypass, providing excellent transport links. The area is also within the catchment of several local schools.

### Living Room

18' 1" max x 14' 2" max ( 5.51m max x 4.32m max )

### Kitchen/Dining Room

18' 8" max x 8' 10" max ( 5.69m max x 2.69m max )

### Bedroom 1

12' 4" max x 9' 10" max ( 3.76m max x 3.00m max )

### Bedroom 2

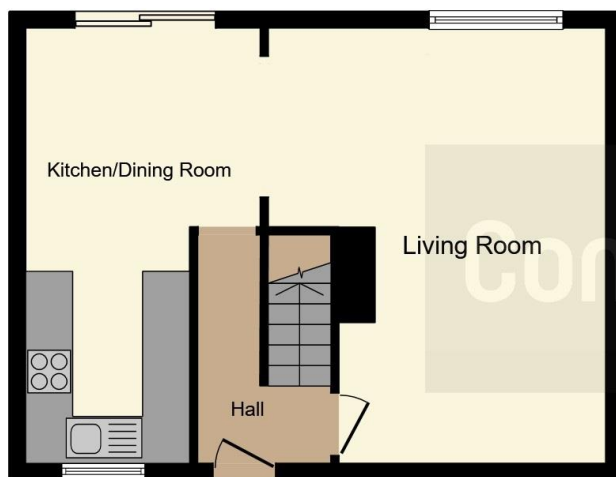
11' 10" max x 10' 1" max ( 3.61m max x 3.07m max )

### Bedroom 3

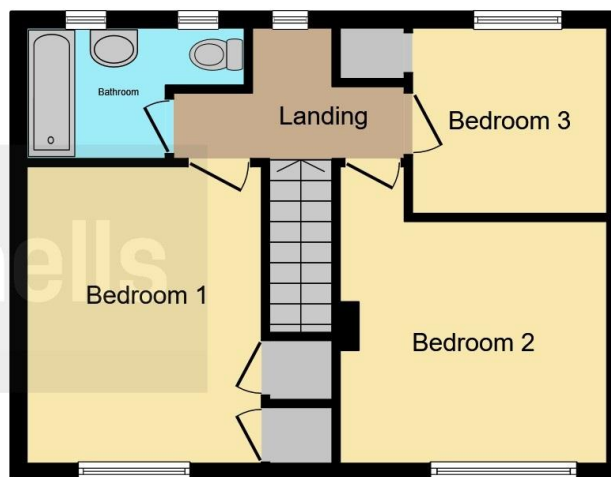
8' 2" max x 7' 10" max ( 2.49m max x 2.39m max )







**Ground Floor**



**First Floor**

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)

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**EPC Rating: D**

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Tenure: Freehold



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