



Connells

Cricket Road
Oxford

Cricket Road
Oxford OX4 3DH

for sale guide price
£530,000



Property Description

The entrance hallway leads to an open-plan sitting room/dining room, as well as an extended kitchen. Towards the rear of the home, there is an additional reception room, which could also serve as a bedroom. There is also a ground floor shower room.

Stairs from the hallway lead to the first floor, where there are three bedrooms and a family bathroom.

Outside, the property offers driveway parking at the front and a spacious rear garden overlooking allotments. The garden includes a patio area, a lawn, and an studio/outbuilding.



Sitting Room/Dining Room

25' 11" max x 10' 11" max (7.90m max x 3.33m max)

Reception Room

19' 11" max x 10' 10" max (6.07m max x 3.30m max)

Kitchen

23' 2" max x 10' 2" max (7.06m max x 3.10m max)

Bathroom

9' 6" max x 5' 11" max (2.90m max x 1.80m max)

Ground Floor Wc

9' 7" max x 3' 6" max (2.92m max x 1.07m max)

Bedroom 1

12' 9" max x 10' 11" max (3.89m max x 3.33m max)

Bedroom 2

14' 2" max x 10' 2" max (4.32m max x 3.10m max)

Bedroom 3

7' 9" max x 6' 9" max (2.36m max x 2.06m max)

Outbuilding

20' 5" max x 16' 11" max (6.22m max x 5.16m max)





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

To view this property please contact Connells on

T 01865 748 448
E cowley@connells.co.uk

60 Between Towns Road
 OXFORD OX4 3LR

EPC Rating: D Council Tax
 Band: D

view this property online connells.co.uk/Property/COW310144

Tenure: Freehold



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 will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COW310144 - 0017

