



Connells

Church Cowley Road
OXFORD

Church Cowley Road
OXFORD OX4 3JT

for sale offers over
£400,000



Property Description

On entering the property, there is a hallway with doors leading to an open plan lounge/diner. Leading off the lounge/diner is the kitchen which has access leading out to the rear garden. There is also a ground floor shower room accessed from the hallway.

Stairs from the hallway lead to the first floor where you have three bedrooms, two of which have built-in wardrobes.

Externally there is a block paved front garden with potential to drop the curb (STP) and create driveway parking for multiple vehicles and a south-facing garden to the rear comprising gated side access.

Lounge/Diner

20' 5" max x 9' 11" max (6.22m max x 3.02m max)

Kitchen

6' 8" max x 5' 4" max (2.03m max x 1.63m max)

Shower Room

6' max x 5' 4" max (1.83m max x 1.63m max)

Bedroom 1

14' 11" max x 11' 6" max (4.55m max x 3.51m max)

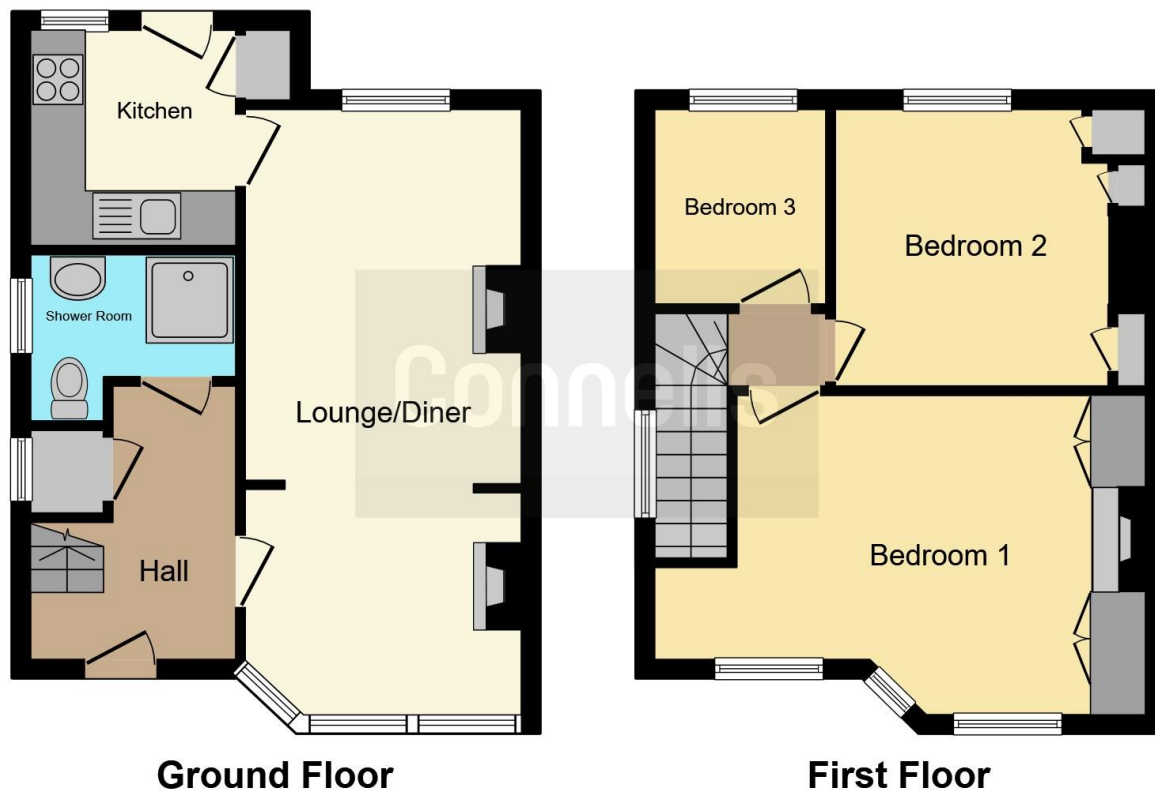
Bedroom 2

11' max x 9' 2" max (3.35m max x 2.79m max)

Bedroom 3

8' 4" max x 9' 2" max (2.54m max x 2.79m 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

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EPC Rating: D

view this property online connells.co.uk/Property/COW310163



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.

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