



Connells

Nowell Road
OXFORD



Property Description

Upon entering the property, the hallway leads to an open-plan lounge/diner with access to a conservatory that opens onto the rear garden. The kitchen can be accessed from either the lounge/diner or the hallway. There is also a ground floor WC.

Stairs from the hallway lead to the first floor, which comprises three bedrooms, two of which have built-in cupboards and a family bathroom.

Externally, the property offers a front garden with driveway parking and a south-west-facing rear garden featuring a patio, lawn and a shed/store. Side access to the rear garden adds convenience.

Rose Hill is a well-connected suburb of Oxford with access to local amenities, schools and green spaces. The area is served by frequent bus routes that provide direct access to Oxford city centre. The nearby bypass connects to major road networks, offering convenient travel options for commuters in and out of Oxford.

The property is also within proximity to Iffley Lock and the scenic walking and cycling routes along the River Thames, which lead to Oxford city centre. Local schools, shops, and recreational facilities further enhance the appeal of the area, making it a practical and pleasant location for families and professionals.

Lounge/Diner

22' 11" max x 12' 10" max (6.99m max x 3.91m max)

Kitchen

9' 10" max x 8' 1" max (3.00m max x 2.46m max)

Conservatory

7' 4" max x 19' 3" max (2.24m max x 5.87m max)

Bathroom

5' 6" max x 7' 7" max (1.68m max x 2.31m max)

Bedroom 1

11' 4" max x 12' max (3.45m max x 3.66m max)

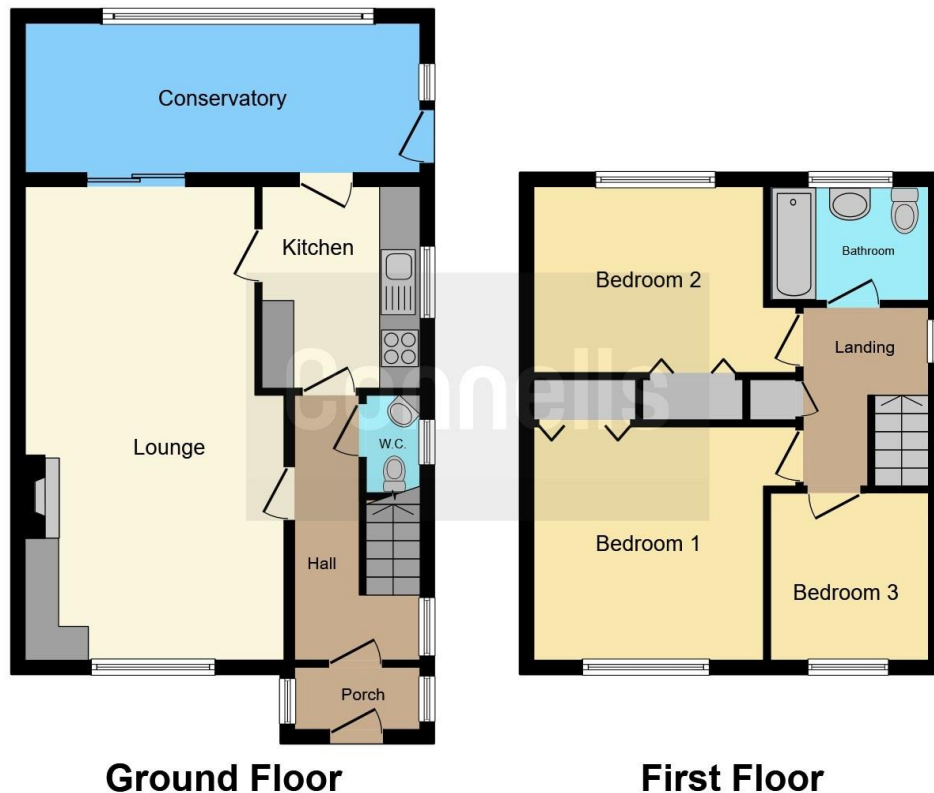
Bedroom 2

9' max x 11' 1" max (2.74m max x 3.38m max)

Bedroom 3

8' 1" max x 7' 8" max (2.46m max x 2.34m 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

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EPC Rating: D

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Tenure: Freehold



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