



Connells

Campbell Road
OXFORD



Property Description

A porch leads into the hallway, which provides access to the bay-fronted lounge/diner. Off the lounge/diner is the kitchen, which leads to the rear garden. Also on the ground floor is a bathroom.

Stairs from the hallway lead to the first floor, which comprises three bedrooms.

Externally, there is driveway parking to the front and a generous garden to the rear, benefiting from side access.

Campbell Road is located in the highly sought-after Florence Park area, offering easy access to the nearby Cowley Centre with its range of shops, restaurants and local amenities. The area is also close to Florence Park itself, providing green space for outdoor activities. Transport links are convenient, with bus services running regularly into Oxford city centre and the nearby Eastern Bypass offering good road connections for commuters. Additionally, the Oxford Science Park and BMW Mini Plant are within a short distance, making it an ideal location for those working in these employment hubs.



Living Room/Dining Room

11' 11" max x 12' 3" max (3.63m max x 3.73m max)

Kitchen

7' 8" max x 11' 5" max (2.34m max x 3.48m max)

Bedroom 1

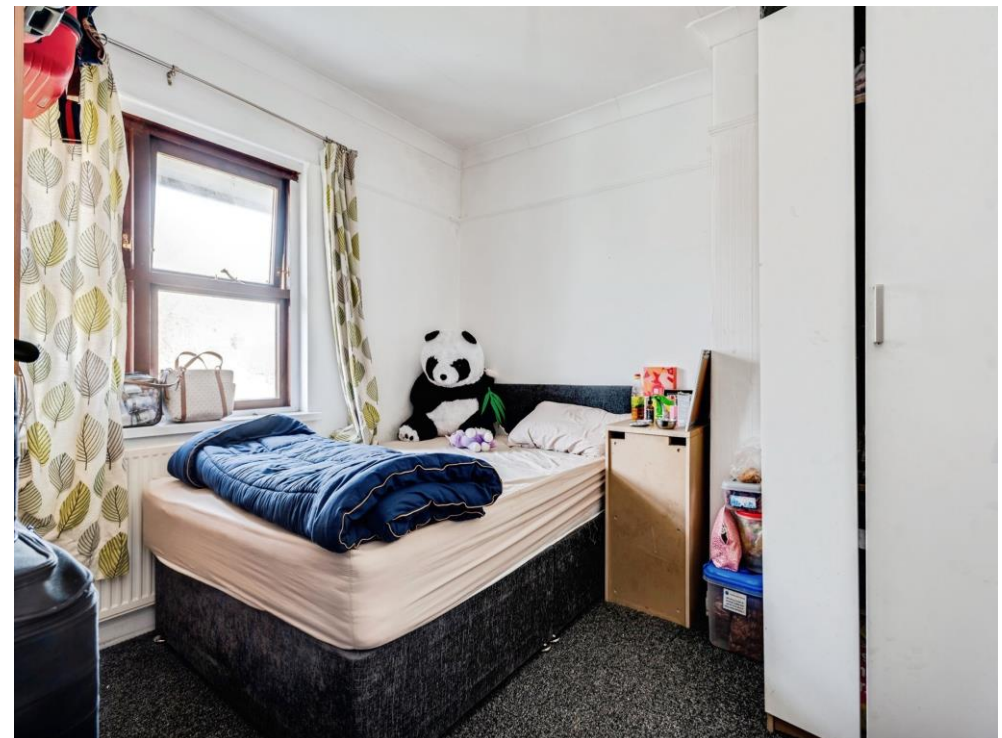
9' 6" max x 17' 1" max (2.90m max x 5.21m max)

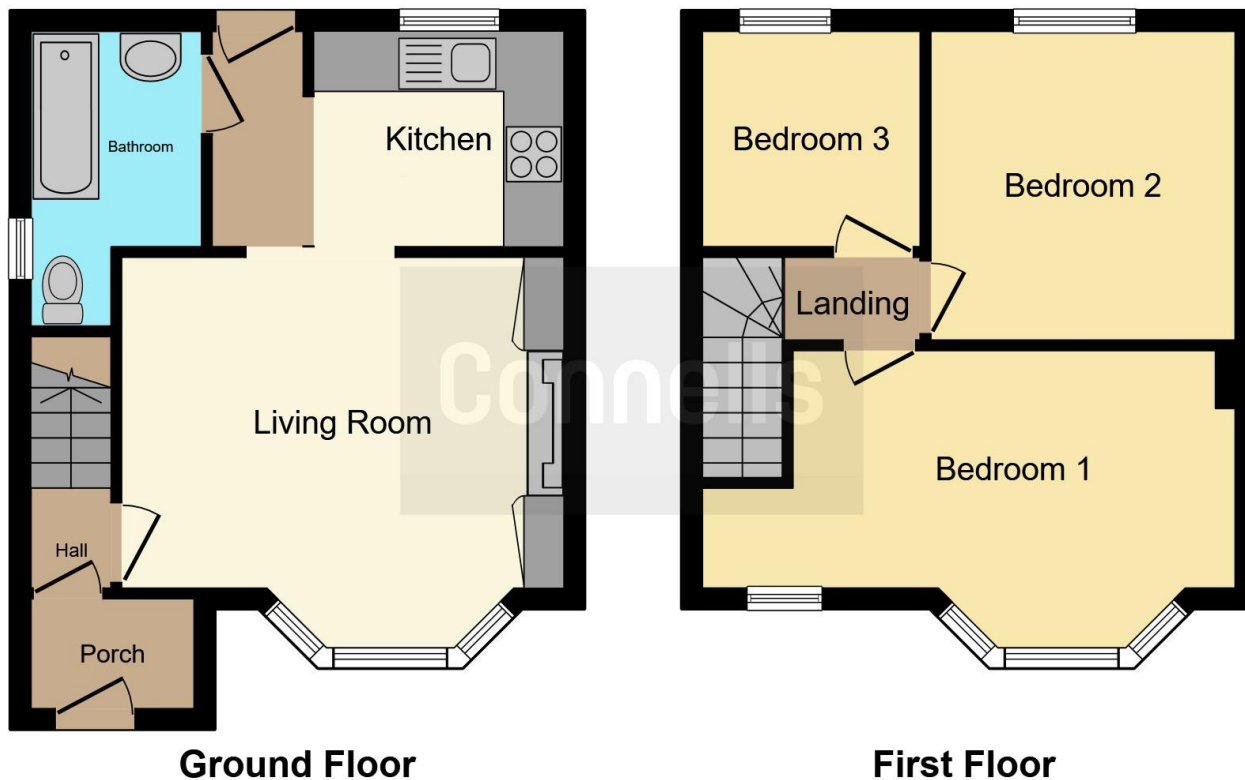
Bedroom 2

10' max x 9' 11" max (3.05m max x 3.02m max)

Bedroom 3

7' 1" max x 7' max (2.16m max x 2.13m 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: C

view this property online connells.co.uk/Property/COW310271



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: COW310271 - 0008