



Connells

St. Lukes Road
Oxford



Property Description

The property is entered through a hallway, which provides access to a bay-fronted sitting room at the front and an extended open-plan kitchen/dining room at the rear. The kitchen/diner is light and airy and features bifold doors opening onto the rear garden. Also located on the ground floor are a shower room and a WC.

Stairs from the hallway lead to the first floor, which comprises of three bedrooms and a family bathroom.

Externally, the property offers driveway parking at the front and a rear garden with a home office/study and store.

The property has planning history (ref: 07/02295/FUL) for a two-storey side extension and conversion into three one-bedroom flats, including provision for two parking spaces, bin and cycle storage at the front. These plans may be revised by the new owner(s), subject to planning permission, to further develop or expand the existing home.

St. Luke's Road is well-placed for a range of local amenities. Templars Square Shopping Centre, a short walk away from the property features a variety of shops, supermarkets, cafes, leisure centres and essential services. The location is also convenient for commuting, with the Oxford Business Parks, the BMW Mini Plant and the Eastern Bypass within easy reach from the property. Public transport links from Cowley centre and Oxford Road, provide direct access to Oxford city centre via Cowley Road. Cowley Road itself offers a range of amenities, including supermarkets, shops and restaurants.



Sitting Room

11' 2" max x 11' 9" max (3.40m max x 3.58m max)

Kitchen/Diner

18' 10" max x 16' 10" max (5.74m max x 5.13m max)

Bedroom 1

10' 4" max x 11' max (3.15m max x 3.35m max)

Bedroom 2

10' 9" max x 10' 7" max (3.28m max x 3.23m max)

Bedroom 3

7' max x 7' max (2.13m max x 2.13m max)





Ground Floor



First Floor



Annex

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/COW310387



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: COW310387 - 0003