



Fern Hill Road, Oxford OX4 2JP

welcome to

Fern Hill Road, Oxford

Three bedroom house situated in an ideal location of Cowley. This property offers spacious family living and a generous size rear garden.





Ground Floor



First Floor

Front Garden

Entrance Porch

Entrance Hall

Sitting Room

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

Dining Room

11' 5" x 9' 6" (3.48m x 2.90m)

Kitchen

8' 3" x 6' 6" (2.51m x 1.98m)

Conservatory

13' 7" x 9' (4.14m x 2.74m)

Downstairs Cloakroom

Bedroom One

13' 2" x 9' 5" (4.01m x 2.87m)

Bedroom Two

11' 5" x 10' 5" (3.48m x 3.17m)

Bedroom Three

8' 4" x 6' 9" (2.54m x 2.06m)

Bathroom

Rear Garden

Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- Three Bedroom
- Semi-Detached
- Generous Rear Garden
- Off-Street Parking
- Two Reception Rooms

Tenure: Freehold EPC Rating: D

offers in the region of

£380,000

Allen & Harris are proud to present this three bedroom semi-detached property providing spacious family living. This property offers two reception rooms and a further conservatory to the rear with downstairs w/c. The first floor of this property offers the three bedrooms and family bathroom.

Externally at the front of the property you will find off-street parking and to the rear a generous sized garden with garage.

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/RSH105614](https://www.allenandharris.co.uk/Property/RSH105614)



Property Ref:
RSH105614 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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