





# welcome to

# **Fairlie Road, Oxford**

A 5/6 bedroom property providing generous accommodation across two floors making an ideal family home or a great investment opportunity.



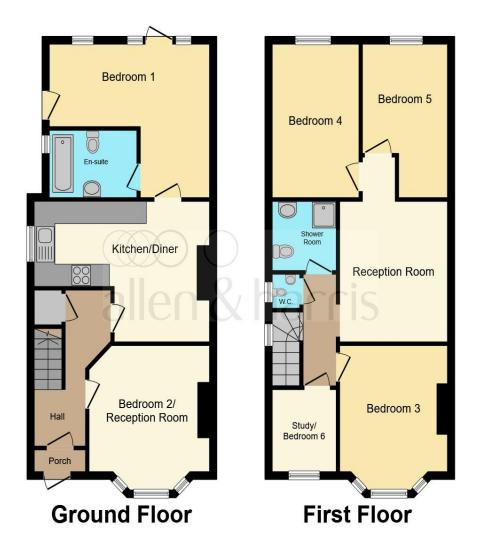












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

#### **Entrance Porch**

#### **Entrance Hall**

## Kitchen/Diner

16' 2" x 11' 4" (4.93m x 3.45m)

#### **Bedroom One**

16' 6" max x 13' 4" max (5.03m max x 4.06m max)

#### **En-Suite**

# **Bedroom Two/Reception Room**

12' 5" max x 10' 2" max (3.78m max x 3.10m max)

## Landing

# **First Floor Sitting Room**

11' 4" x 10' 5" (3.45m x 3.17m)

#### **Bedroom Three**

11' 4" x 9' 4" (3.45m x 2.84m)

#### **Bedroom Four**

13' 4" x 8' 2" (4.06m x 2.49m)

#### **Bedroom Five**

13' 5" x 8' (4.09m x 2.44m)

## **Study/Bedroom Six**

7' 2" x 6' 4" (2.18m x 1.93m)

#### **Shower Room**

# Separate W/C

#### **Rear Garden**

# welcome to

# Fairlie Road, Oxford

- 5/6 Bedroom Property
- Off Street Parking For Two cars
- Ground Floor En-Suite
- First Floor Reception Room
- First Floor Shower Room And Separate W/C

Tenure: Freehold EPC Rating: D

offers in excess of

£500,000

Allen & Harris are proud to offer this 5/6 bedroom property, situated in a popular location. The house is currently let as a HMO but is offered for sale either with or without the tenants in situ.

The property provides spacious accommodation across two floor. On the ground floor there is a modern kitchen/diner, reception room/bedroom 2 and en-suite to the rear bedroom on the ground floor. Going to the first floor is a further reception room, 3 bedrooms and study/bedroom.

Externally the property offers a rear garden with side access to the front of the property which provides parking for two cars.









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/RSH105856



Property Ref: RSH105856 - 0007 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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