



**Wilkins Road, Oxford OX4 2HY**

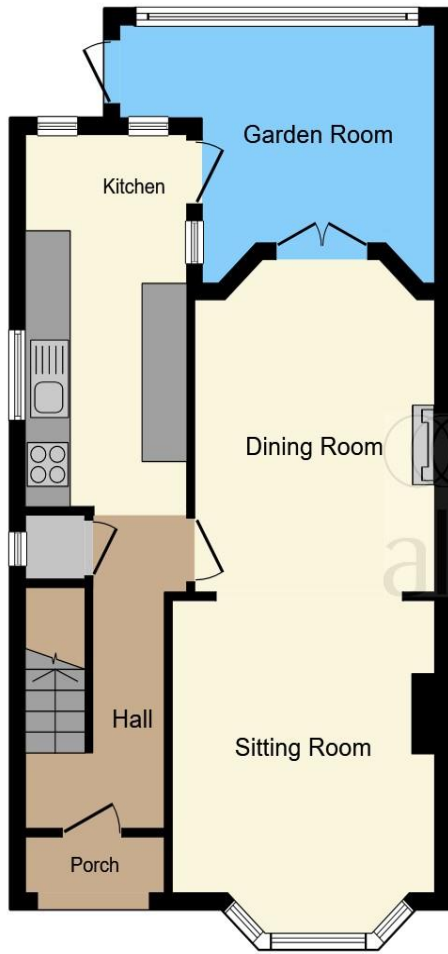


**welcome to**

**Wilkins Road, Oxford**

A three bedroom property ideal for a renovation project as it is in need of modernisation throughout. The property has no onward chain.

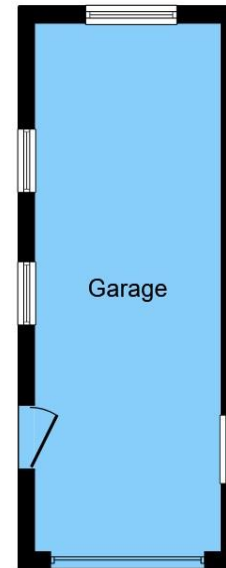




**Ground Floor**



**First Floor**



**Garage**

**Entrance Hall**

**Living Room**

14' 2" max x 11' 7" max ( 4.32m max x 3.53m max )

**Dining Room**

14' 2" max x 10' 6" max ( 4.32m max x 3.20m max )

**Conservatory**

12' 5" x 10' 4" ( 3.78m x 3.15m )

**Kitchen**

**Bedroom One**

11' 8" x 11' 4" ( 3.56m x 3.45m )

**Bedroom Two**

14' 3" x 10' 4" ( 4.34m x 3.15m )

**Bedroom Three**

7' 9" x 7' ( 2.36m x 2.13m )

**Bathroom**

**Rear Garden**

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](http://www.focalagent.com)

welcome to

## Wilkins Road, Oxford

- Renovation Potential
- Generous Rear Garden
- Three Bedrooms
- Conservatory/Garden Room
- Open Plan Living/ Sitting Room

Tenure: Freehold EPC Rating: C

offers in excess of

**£385,000**

*Allen & Harris are pleased to offer to the market this three bedroom property in need of modernisation throughout. The property offers real scope to modernise/renovate and subject to planning extend further. The property is offered for sale with no onward chain.*

*The ground floor of the property offers spacious accommodation with a open plan living/dining with an archway connecting the two, a separate kitchen and the addition of a conservatory/garden room.*

*Going to the first floor there are the three bedrooms and family bathroom.*

*Externally the property offers a generous size rear garden with side access to the garage located to the rear of the property.*



view this property online [allenandharris.co.uk/Property/RSH105482](https://allenandharris.co.uk/Property/RSH105482)



Property Ref:  
RSH105482 - 0004

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.

allen & harris



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