



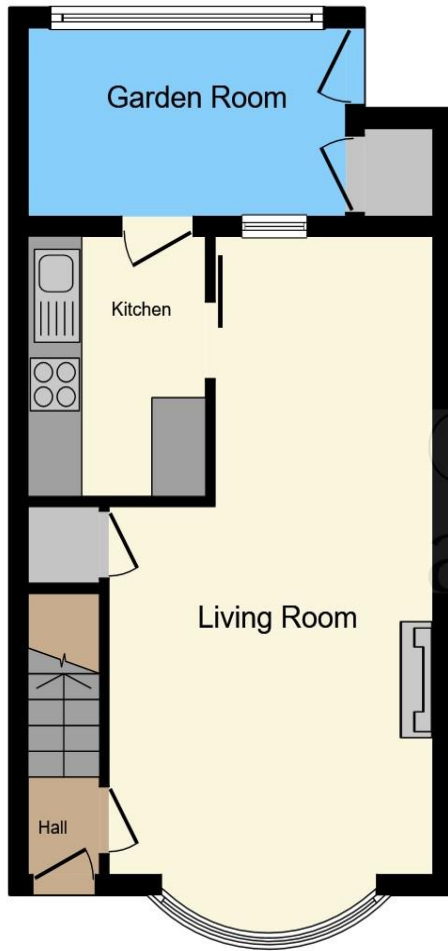
Courtland Road, Oxford OX4 4JA

welcome to

Courtland Road, Oxford

Allen & Harris are proud to offer this three bedroom property for sale in need of modernisation. This property is situated in a very popular area within Iffley borders giving, excellent links for commuters, being located approximately 400 ft. from the nearest bus stop.

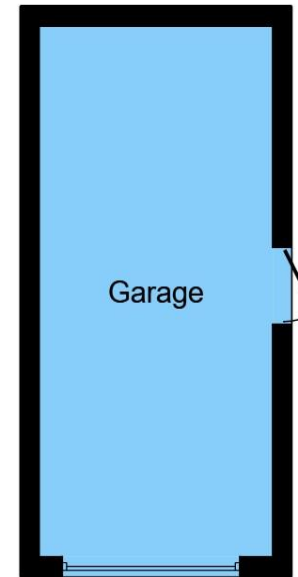




Ground Floor



First Floor



Garage

Entrance Hall

Living Room

12' 9" max x 11' 3" max
(3.89m max x 3.43m max)

Dining Room

11' 3" x 7' 9" (3.43m x 2.36m)

Kitchen

8' 4" x 6' 5" (2.54m x 1.96m)

Lean To

11' 5" x 6' 9" (3.48m x 2.06m)

Bedroom One

11' 3" x 8' 8" (3.43m x 2.64m)

Bedroom Two

12' 6" x 8' 8" (3.81m x 2.64m)

Bedroom Three

6' 4" x 5' 6" (1.93m x 1.68m)

Bathroom

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

welcome to

Courtland Road, Oxford

- No Onward Chain
- Generous Rear Garden
- In Need Of Modernisation
- Gas Central Heating
- Garage

Tenure: Freehold EPC Rating: E

offers in excess of

£400,000



view this property online allenandharris.co.uk/Property/RSH105942



Property Ref:
RSH105942 - 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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Allen & Harris are proud to offer this three bedroom property for sale in need of modernisation. This property is situated in a very popular area within Iffley borders giving excellent links for commuters, being located approximately 400 ft. from the nearest bus stop.

The property is in need of renovation throughout but offers a fantastic opportunity to create a stylish generous family home. To the rear of the property is an ample size garden with access to a garage.

The property is offered with no onward chain, gas central heating and double glazed windows.

AGENTS NOTE - 'The sale of this property will be subject to receipt of Letters of Administration from the Probate Office. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer.'



Please note the marker reflects the postcode not the actual property


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