



Cross Street, Oxford, OX4 1BZ

welcome to

Cross Street, Oxford

Allen & Harris are proud to offer to the market this three/four-bedroom character property, located in the heart of East Oxford and offered with no onward chain. As you enter the property via an entrance hall this leads to sitting room, dining room and stairs to the first floor. The sitting room has original stripped floorboards and double-glazed bay window to the front aspect. The dining room also has original stripped floorboards, a window to the rear aspect and an archway leading to the kitchen.





Entrance Hall

Sitting Room

15' 9" x 9' 8" (4.80m x 2.95m)

Dining Room

11' 9" x 10' 5" (3.58m x 3.17m)

Kitchen

7' 9" x 7' 7" (2.36m x 2.31m)

Downstairs Bathroom

Bedroom One

13' 1" x 12' 9" (3.99m x 3.89m)

En-Suite

Bedroom Two

11' 9" x 7' 7" (3.58m x 2.31m)

Bedroom Three

10' 4" x 7' 8" (3.15m x 2.34m)

First Floor Cloakroom

Loft Room/Bedroom Four

13' 1" x 6' 5" (3.99m x 1.96m)

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

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Cross Street, Oxford

- No Onward Chain
- Downstairs Bathroom
- Two Reception Rooms
- Loft Room/Bedroom
- Off-Street Parking

Tenure: Freehold EPC Rating: D

To the rear of the property is a garden mainly laid to paving, to the front is a dropped kerb giving access to a parking space.

offers in excess of:

£500,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/RSH105904



Property Ref:
RSH105904 - 0003

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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