

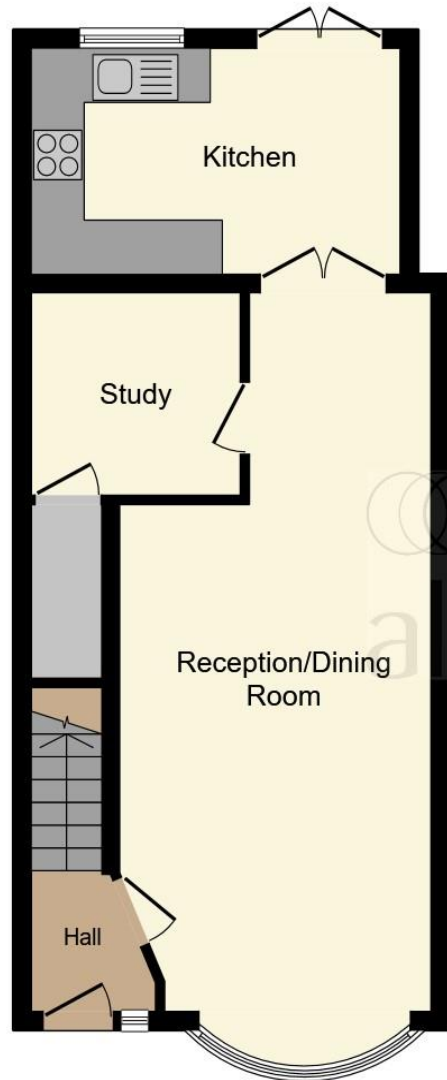


Giles Road, Oxford, OX4 4NJ

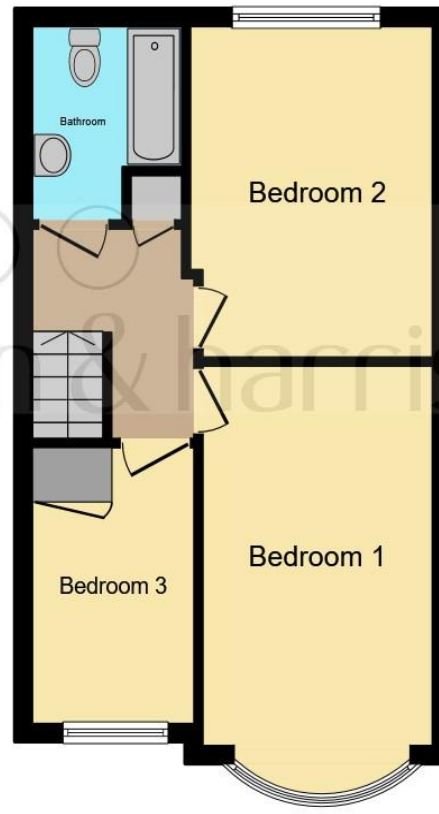
Welcome to
Giles Road, Oxford

Allen and Harris are proud to present this extended three bedroom end terraced house, with garage and driveway parking, situated in Littlemore.

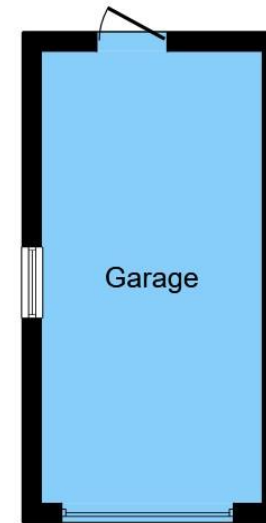




Ground Floor



First Floor



Garage

Driveway

Entrance Hall

Reception/Dining Room

26' 8" x 11' (8.13m x 3.35m)

Study

7' 3" x 7' 8" (2.21m x 2.34m)

Kitchen

8' 8" x 13' 6" (2.64m x 4.11m)

Landing

Bathroom

Bedroom Two

11' 9" x 8' 9" (3.58m x 2.67m)

Bedroom One

13' 5" x 8' 4" (4.09m x 2.54m)

Bedroom Three

10' 6" x 6' 1" (3.20m x 1.85m)

Rear Garden

Garage

Welcome to

Giles Road, Oxford

- Three Bedrooms
- End of Terrace
- House
- Paved driveway
- low maintenance garden

Allen and Harris are proud to present this extended three bedroom end terraced house with garage and driveway parking, situated in Littlemore.

The ground floor of the property presents an entrance hall which leads to the living areas and immediately in front the stairs to the upper floor.

The large lounge/dining room offers spacious family living, laid with wooden flooring. This leads into the tiled kitchen with integrated appliances and a smaller dining area. There is a good sized utility/storage room off the living area.

On the first floor there are two generous sized double bedrooms and a third single bedroom, with the family bathroom comprising of hand wash basin, wc and bath with shower over.

Tenure: Freehold
EPC Rating: C
Council Tax Band: C

Externally the property offers a low maintenance rear garden with patio slabs and a mezzanine level for al fresco dining. There is a garage with entrance to the rear, good side access via a gate and patio doors entering the kitchen.

To the front of the property there is a paved driveway providing parking for multiple.

£375,000

The location of this property offers good access to the Oxford Ring Road, Primary and Secondary Schools, local shops and transport links into the City Centre.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/RSH106182



Property Ref:
RSH106182 - 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.

 **allen & harris**



01865 711441



oxford@allenandharris.co.uk



82 Rose Hill, OXFORD, Oxfordshire, OX4 4HX



allenandharris.co.uk