









### Welcome to

## **Brake Hill, Oxford**

Allen and Harris are proud to present to the market this 2 bedroom semi-detached house with two parking spaces, private garden and sold with no onward chain.















**Driveway** 

**Entrance Hall** 

Kitchen

9' 8" x 8' 9" ( 2.95m x 2.67m )

**Reception/Dining Room** 

18' x 13' 6" ( 5.49m x 4.11m )

Landing

**Bedroom One** 

9' 7" x 13' 7" ( 2.92m x 4.14m )

**Bathroom** 

6' 9" x 6' 9" ( 2.06m x 2.06m )

**Bedroom Two** 

8' 7" x 11' 3" ( 2.62m x 3.43m )

**Rear Garden** 

Ground Floor First Floor

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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### **Brake Hill, Oxford**

- No Onward Chain
- Two Bedrooms
- Ask Agents Regarding Leasehold
- Semi-detached House
- 2 Parking Spaces

Tenure: Leasehold EPC Rating: C Council Tax Band: C Service Charge: 83.23 Ground Rent: Ask Agent The ground floor offers an inviting entrance hall leading to the kitchen with fitted units, gas oven and hob with extractor fan, washing machine and fridge freeze, then onto a good sized living room/diner with large storage cupboard and door to the rear.

The first floor comprises; two double bedrooms with built-in wardrobes and the family bathroom providing panelled bath with shower over, hand wash basin and wc. To the front of the property there's a block paved garden with storage shed and to the side boasts the two parking spaces with secure gate to the good sized rear garden, which is mostly laid to lawn with a patio seating area and shed.

The property is situated in the Greater Leys area of Oxford with good access to the Oxford Ringroad for A40/M40/A34. The public transport links you to the city centre and train station with a hospital bus service also available. The local amenities boast dentists, doctors, pharmacy, minimarket, takeaways with the major supermarkets being only 1.5miles away. The Kassam Complex is 1.3miles from the property and offers multi-cinema, bowling, restaurants and indoor play centre. Oxford Science Park is 1.6 miles from the property and the BMW MINI Plant, Oxford Business Park and Retail Park is just 1.9 miles away.

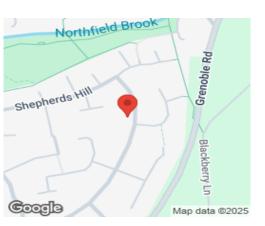
The property is offered with no onward chain and the open day will be on Saturday 16th August, enquiring early is highly recommended to secure a viewing.

This is a Leasehold property with details as follows; Term of Lease 99 years from 26 May 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£295,000







Please note the marker reflects the postcode not the actual property

#### view this property online allenandharris.co.uk/Property/RSH105462



Property Ref: RSH105462 - 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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