









Welcome to

Rivermead Road, Oxford

Allen and Harris are proud to present to the market this modern two bedroom house, sold with no onward chain.



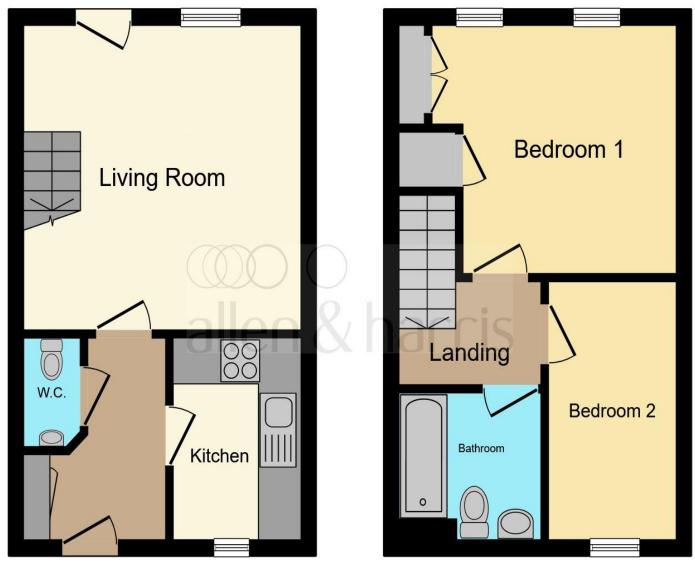












Ground Floor

First Floor

Entrance Hall

W/C

5' 7" x 2' 8" (1.70m x 0.81m)

Kitchen

8' 7" x 5' 7" (2.62m x 1.70m)

Living Room

13' 6" x 12' 8" (4.11m x 3.86m)

Landing

Bathroom

6' 2" x 6' 5" (1.88m x 1.96m)

Bedroom One

11' 4" x 10' 5" (3.45m x 3.17m)

Bedroom Two

11' x 5' 8" (3.35m x 1.73m)

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 Rivermead Road, Oxford

- No Onward Chain
- Mid-terraced House
- Two Bedroom
- Downstairs W/C
- **Upstairs Family Bathroom**

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

offers in excess of

£300,000







The property has a modern feel throughout. The ground floor provides an entrance hall leading to the kitchen with fitted units and gas hob with electric oven and extractor, downstairs cloakroom and living/dining room with access to the rear garden. The

first floor comprises of the two bedrooms and family bathroom. This property benefits from having a solar water heating

system.

Externally the property has an enjoyable rear garden which has a two tiered slabbed patio area ideal for entertaining, with the

remainder laid to lawn with flowered boarders and has a shed great for storage. To the front of the property is an off-street

parking space and there is access to the rear via a shared pathway.

Local amenities include Minimarket, barbers, takeaways, café and the newly built community centre offers a gym, advice

centre and spacious children's playground and park. Theres a primary school and nursery half a mile away and the Rivermead

Nature Park with access to the river is just 0.2 miles from the house. Excellent access to the Oxford Ringroad for A34/A40 and M40 and Public transport offers links to Oxford City Centre and the Train Station.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/RSH106314



Property Ref: RSH106314 - 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.





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