



Spencer Crescent, Oxford, OX4 4SN

Welcome to

Spencer Crescent, Oxford

Allen and Harris are proud to present to the market this fully renovated four bedroom house with contemporary design, sold with no onward chain.





Ground Floor



First Floor

Cloakroom

7' 1" x 6' 4" (2.16m x 1.93m)

Kitchen

15' 1" x 14' 9" (4.60m x 4.50m)

Bedroom 1

9' 5" x 7' (2.87m x 2.13m)

Bedroom 2

12' 6" x 14' 8" (3.81m x 4.47m)

Bedroom 3

16' 2" x 9' 6" (4.93m x 2.90m)

Bathroom

7' 7" x 8' 8" (2.31m x 2.64m)

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- No Onward Chain
- 4 Bedroom
- Bi-fold Doors to the Rear Garden
- Sky Lights
- Fully Renovated

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

£450,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/RSH106286



Property Ref:
RSH106286 - 0002

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**



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