









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.















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

Spencer Crescent, Oxford

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

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

No Onward Chain4 Bedroom

The ground floor comprises of the master bedroom with good sized walk in dressing room, a utility room with wc and hand wash basin and the bright and modern living/dining/kitchen area with tiled flooring, fitted units, sky lights and bi-fold doors to the rear garden. To the first floor are the three bedrooms and the family bathroom offering shower cubicle, wc, bide and hand wash basin. Externally the front garden is block paved with fence surround and benefits from gated side access and the rear garden boasts a beautiful porcelain patio seating area, a wooden shed, the remainder being laid to lawn with concrete planters for flower beds and extra seating.

The current owner has fully refurbished the property to a high standard, offering spacious and modern living, ideal for a family or as an

investment opportunity as its ready to move into.

The property is located in a fantastic location for access to the Oxford Ringroad for A34/A40/M40 with great public transport links to Oxford City Centre and Train Station. Local amenities include minimarket, post office, takeaways, barbers, pharmacy and the Oxford Retail Park is just 1.5miles away and 1.2miles from a major supermarket. BMW Mini Plant is under 2 miles from the property and the Oxford Business Park is 1.5miles. The local primary school is 0.5miles with the Community Centre nearby offering a gym, advice centre and a spacious park with children's playground.

£450,000









Please note the marker reflects the postcode not the actual property

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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.





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