



132a Oxford Road, Littlemore, Oxford, OX4 4QP

Welcome to

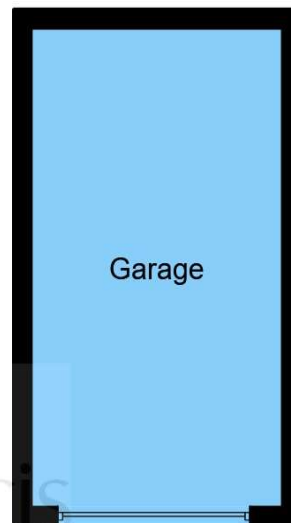
132a Oxford Road, Littlemore, Oxford

The property consists of; entrance hallway, two double bedrooms, good sized lounge with fireplace, family bathroom and kitchen with door to the rear. The property benefits from underfloor heating in most rooms and is share of freehold, so no charges and recently renewed lease. Externally the property benefits from lawned front garden with vegetable patches, driveway parking for several cars, leading to a garage and private secure rear garden. Please note, the lease is in the process of being extended. The new lease will be 125 yrs from Feb 2024. The property is located in a fantastic position for access to the Oxford ring road for A34/A40 and M40, with public transport direct to the City Centre and Train Station. Local amenities include Pharmacy, Supermarket with Post Office, Barbers, Takeaways, Newsagents etc. There are dentist surgeries 0.3 and 0.4 miles away and a doctor's surgery just 0.8 miles. There are several primary and secondary school options and a modern community centre with gym based in Rosehill and a community centre and playgroup in Littlemore.





Floor Plan



Garage

Lounge

15' 7" x 9' 1" (4.75m x 2.77m)

Kitchen

8' 6" x 9' 9" (2.59m x 2.97m)

Bedroom One

11' 7" x 9' 8" (3.53m x 2.95m)

Bedroom Two

11' 2" x 7' 1" (3.40m x 2.16m)

Bathroom

6' 3" x 6' 9" (1.91m x 2.06m)

Driveway

Rear Garden

Garage

Entrance Hall

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

132a Oxford Road, Littlemore, Oxford

- Ground floor flat
- Two bedrooms
- Share of freehold
- Private Garden
- Driveway
- Please note, the lease in the process of being extended. The new lease will be 125 yrs from Feb 2024.

Tenure: Leasehold EPC Rating: F

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Feb 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold pack



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/RSH106355



Property Ref:
RSH106355 - 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.

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