



Longwall, Littlemore, Oxford, OX4 4PG

Longwall, Littlemore

Hodsons are delighted to present to the market this well-presented two bedroom semi-detached property in Longwall in Littlemore. With generous living space on the ground floor we come into the entrance which leads us into the lounge with bay window to the front and a feature fireplace, separated by an arch into the second section of the lounge and giving access to the open plan kitchen/diner and utility. The kitchen has ample storage, a beautiful Belfast sink set in the wooden worktops and an island. The utility has the back door leading to the garden and space for the washing machine. Completing the ground floor is the conservatory looking out over the garden. The first floor offers the generous main bedroom with fitted wardrobes and a second double bedroom. The family bathroom has a free standing bath and shower cubicle. The garden to the rear of the property has an insulated garden room with light, power and heating. The garden itself is mainly laid to lawn with mature shrubs and a pond. The property is situated on a private road and there is one parking space.

Location

Situated within walking distance of local convenience shops, post office and pubs. Excellent links to the A34 and Oxford.



- Two bedroom semi-detached house in Longwall, Littlemore
- Generous lounge with feature fireplace and bay window
- Open plan kitchen/diner and utility room
- Conservatory overlooking the garden
- Generous main bedroom with fitted wardrobes and second double bedroom
- Freestanding bath and separate shower cubicle in the family bathroom
- Garden is mainly laid to lawn with mature shrubs and pond
- Garden room has power and light
- In compliance with OFT guidelines please be informed that the vendor of this property is a 'connected person' with Slade Legal

2		Bedrooms	Council Tax Band: D
2		Receptions	Tenure Freehold
1		Bathrooms	EPC Rating TBC



Open plan kitchen/diner with island and Belfast sink. Useful utility room off the dining area



Generous main bedroom with beautiful wooden flooring and fitted wardrobes







Mature garden mainly laid to lawn pond and gated side access. The garden room has electricity

 Please recycle me



Longwall, OX4

Approximate Gross Internal Area = 111.8 sq m / 1203 sq ft

Garden Room = 4.9 sq m / 53 sq ft

Total = 116.7 sq m / 1256 sq ft

Garden Area = 233.6 sq m / 2514 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.
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