



Bennett Crescent, Cowley, OX4 2UN

£295,000



Welcome to Bennett Crescent, Cowley, Oxford - a charming location that could be your next home sweet home! This delightful flat boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. With two good sized bedrooms and two bathrooms, there's plenty of space for you and your loved ones to unwind and rejuvenate.

Situated in a property built between 1998, this flat offers modern amenities while retaining a touch of character. Spanning 755 sq ft, there's ample room to personalise and make it your own. The convenience of having parking for one vehicle ensures that you'll never have to worry about finding a spot after a busy day out.

Whether you're a first-time buyer, a small family, or someone looking to downsize, this property has something for everyone. Don't miss out on the opportunity to make this lovely flat in Oxford your own - book a viewing today and step into your future home!



Entrance Hall 10 x 4'1

Entering the flat door you will come straight into the entrance hall which leads to the master bedroom, second bedroom, main bathroom and living room. You will also find a generous built in storage cupboard measuring 6'1 x 6'.

Master Bedroom with Ensuite Bathroom 11' x 10'8

The master bedroom has a row of built in wardrobes and a large window overlooking the front of the property. There is also a good size ensuite bathroom complete with a bath and shower over head, wash hand basin and wc suite.

2nd bedroom 9'7 x 8'9

This is a good size 2nd bedroom with a window looking out to the front of the property.

Main Bathroom

This bathroom comes complete with a bath suite, shower overhead, wash hand basin and wc.

Living Room 16' x 14'

This living and dining room benefits from a good amount of light from the deep bay window and another medium sized window. There is a separate door from the living room leading to the kitchen.

Airing Cupboard

Just before you enter the living room from the hall, you will find a door leading into the airing cupboard which houses the hot water tank.

Fitted Kitchen/breakfast area 10' x 9'

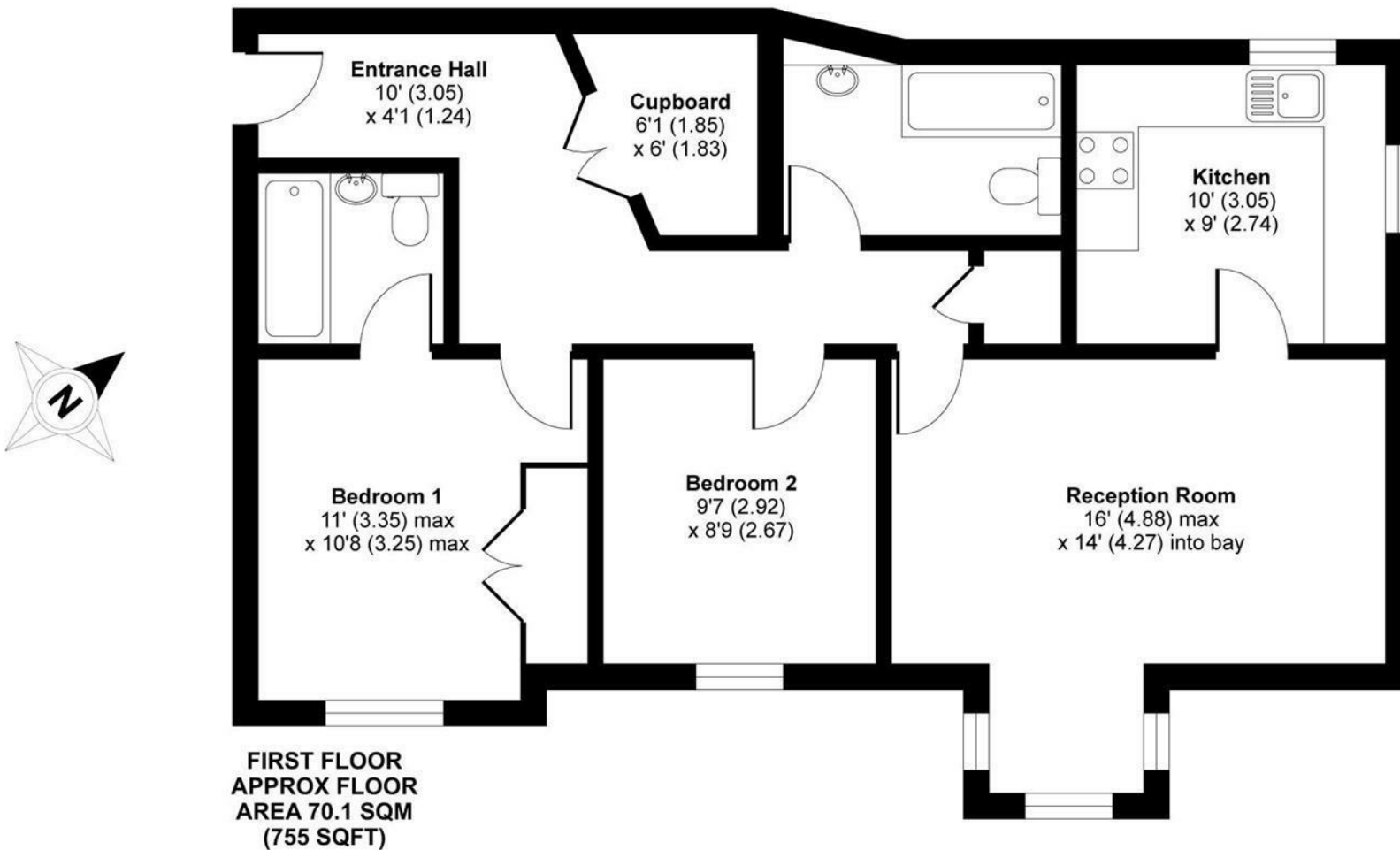
The kitchen enjoys a good amount of light. The wall and floor cupboard units are arranged along the walls in an L shape, leaving ample space for a breakfast table. The fitted units comprise of a extractor hood, gas hob, single fitted oven, single drainer sink. The boiler is fitted in the corner of the kitchen.

Front of Building & Allocated Parking

A view of the front of the building overlooking the allocated parking space for the flat. The flat is located on the first floor.

Bennett Crescent, Oxford, OX4

Tenure: Leasehold
Council Tax Band: D



APPROX. GROSS INTERNAL FLOOR AREA 755 SQ FT 70.1 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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- 1st Floor Flat with Allocated Parking x 1
- Living/Dining Room
- 2 Good Sized Bedrooms
- 2 Bathrooms
- Fitted Kitchen/Breakfast room
- Gas Central Heating
- Spacious entrance hall with built in cupboard
- Furniture, appliances and soft furnishing available by separate negotiation
- Leasehold Property with 973 Years remaining
- Close to Business Parks, Science Parks, Retail Park & Hospitals

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	77	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	78	81

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.