



## 6 Laburnum Road, Botley, Oxford, OX2 9EL

NEWLY DECORATED AND NEW CARPETS LAID: UNFURNISHED 3 bed House

A well-presented three-bedroom home located in a popular residential area of Botley, offering spacious and practical accommodation ideal for families or a professional couple. The property benefits from a newly refurbished kitchen, generous living space, and a large rear garden, along with garage and driveway parking. This attractive home offers comfortable living in a sought-after location, with excellent transport links and nearby schools and shops. Early viewing is highly recommended.

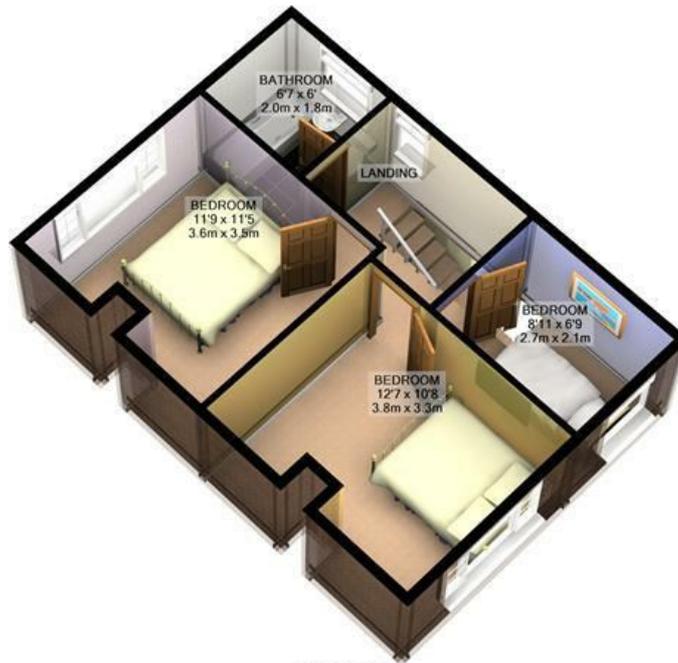
Modern Kitchen

Spacious open-plan Living room

Additional reception/living area

Ground floor WC

**£1,750 PCM**



1ST FLOOR



GROUND FLOOR

Made with Metropix ©2012

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em; color: green;">85</span>  <span style="font-size: 2em; color: yellow;">67</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em; color: green;">85</span>  <span style="font-size: 2em; color: blue;">67</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	