

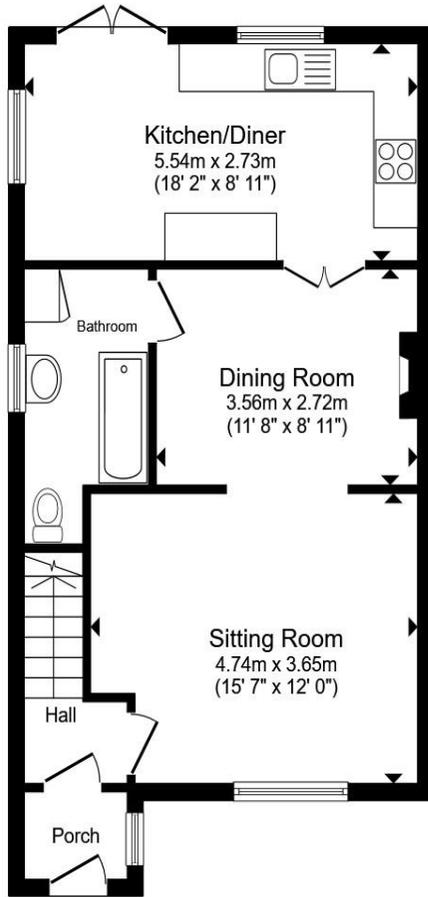


Cowley Road, Littlemore, Oxford, OX4 3TH

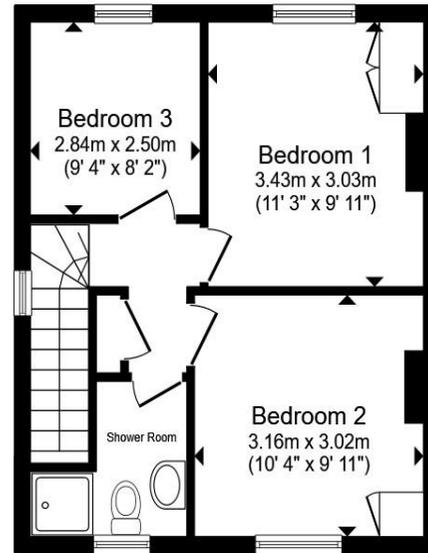
**Welcome to
Cowley Road, Littlemore Oxford**

Allen and Harris are delighted to present to the market this modern yet homely three bedroom semi-detached house, with two bathrooms and ample parking. The porch has been extended to offer a welcoming entrance into the property with spacious open plan lounge boasting a log burner, a good sized tiled family bathroom with bath and shower over, wc, hand wash basin and towel rail and the renovated kitchen/diner with fitted units and patio doors to the rear garden.





Ground Floor



First Floor

Driveway

Entrance Porch

Hallway

Sitting Room

12' x 15' 7" (3.66m x 4.75m)

Dining Room

11' 8" x 8' 11" (3.56m x 2.72m)

Kitchen/Diner

8' 11" x 18' 2" (2.72m x 5.54m)

Bathroom

Hallway

Shower Room

Bedroom One

9' 11" x 11' 3" (3.02m x 3.43m)

Bedroom Two

9' 11" x 10' 4" (3.02m x 3.15m)

Bedroom Three

9' 4" x 8' 2" (2.84m x 2.49m)

Rear Garden

Total floor area 86.1 m² (927 sq.ft.) approx

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.propertybox.io

Welcome to

Cowley Road, Littlemore Oxford

- Semi-detached house
- Three bedroom
- Two bathrooms
- Ample parking
- Secure side gate

Tenure: Freehold
EPC Rating: D
Council Tax Band: D

offers in excess of

£440,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/RSH106408



Property Ref:
RSH106408 - 0004

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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Externally the front has a newly brick paved driveway for several cars and raised borders to the right. The rear garden is accessed from a secure side gate and the kitchen, its generous in size with well established shrubbery, a fenced surround and offers a 14x8ft Shed and a smaller shed behind.

The property is located between Cowley and Littlemore and offers great access to the Oxford Ringroad for A34/A40 and M40, with public transport links to the City Centre and Train Station. Local amenities include minimarket with Post Office, Barbers, Takeaways and several pub/restaurant options. The Templars Square Shopping Centre and John Allen Retail Park are within walking distance, offering Supermarkets, Bank, Clothing Retailers, Pet store, Beauty parlours and a 24/7 Gym. There are primary and secondary school options and a local community centre and health hub.


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