

**FOR SALE**



**Bullington Road, Cowley**  
**Guide Price £495,000**

  
**MARTIN & CO**

# Bullington Road, Cowley

## Key Notes:

- Mid-Terraced House
- Potential to Extend STPP
- Good Bus Routes to Centre of Oxford
- Investment - HMO
- Rear Garden
- East Oxford Location
- Licensed to Four Sharers
- Council Tax Band: D
- No Onward Chain
- Tenure: Freehold
- Close to Local Amenities



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Martin & Co welcome to the market this four-bedroom mid-terraced home, licensed as a four-person HMO, ideally situated on Bullingdon Road in the heart of vibrant East Oxford. Offered to the market with no onward chain, the property presents an excellent investment opportunity with tenants in situ for the next academic year upon completion.

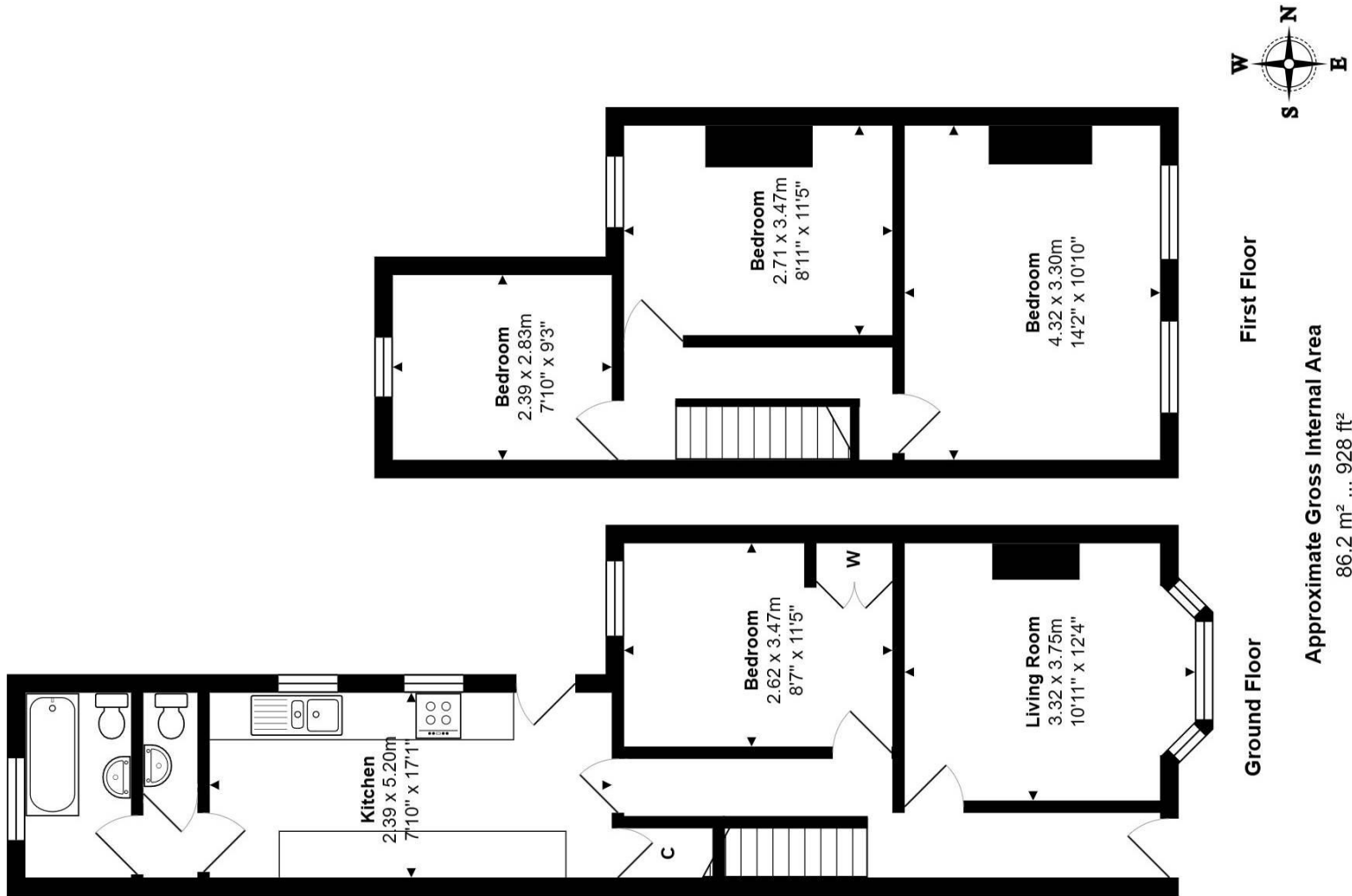
The ground floor accommodation comprises a comfortable living room, an additional reception room currently utilised as a fourth bedroom in line with the HMO licence, a spacious kitchen, family bathroom, and separate WC. Upstairs, the property offers three well-proportioned bedrooms, providing practical and flexible accommodation suited to both sharers and residential buyers alike.

Externally, the home benefits from both front and rear gardens, offering useful large outdoor space and further enhancing the property's appeal.

Perfectly positioned to the east of Oxford city centre, Bullingdon Road is just a short walk from the vibrant and well-known Cowley Road, renowned for its diverse range of cafés, restaurants, pubs, and independent shops. The picturesque walk into the city via Magdalen Bridge and the High Street further highlights the location's appeal.

The property is also ideally located for access to both University of Oxford and Oxford Brookes University, making it particularly attractive to student and academic tenants. In addition, there is convenient access to South Park, the riverside walks and nature area at Aston's Eyot, university sports facilities, the Oxford ring road, A/M40, and the mainline railway station, making this an excellent opportunity for investors and owner-occupiers alike.





Approximate Gross Internal Area  
86.2 m<sup>2</sup> ... 928 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.  
Drawn by E8 Property Services. www.e8ps.co.uk

## Martin & Co Oxford

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