



## Oxford Avenue, Off London Road

Offers Over £190,000 Freehold

A two-bedroom period terrace in a cul-de-sac setting near Victoria Park, featuring two reception rooms, a four-piece bathroom, and a low-maintenance courtyard garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C



0116 274 5544





### Reception Room One

11' 1" x 11' 0" (3.38m x 3.35m)

Entered via a wooden front door; features natural light from a secondary glazed sash window to the front elevation, a chimney breast with a living flame gas fire, traditional surround and hearth, coving to the ceiling, picture rail, wooden flooring, and a radiator. Provides access to Reception Room Two.

### Reception Room Two

11' 6" x 11' 0" (3.50m x 3.35m)

Features a secondary glazed sash window to the rear elevation, a chimney breast with a fire surround, coving to the ceiling, a built-in under-stairs cupboard, a radiator, and an archway providing access to the kitchen. Access to stairs leading to the first-floor landing.

### Kitchen

10' 8" x 5' 9" (3.25m x 1.75m)

Features a secondary glazed window to the side elevation and a door providing access to the rear garden. Includes base units with work surfaces, a stainless steel sink with drainer and mixer tap, and space for a free-standing gas hob/double oven and a fridge-freezer.



### **Front Garden**

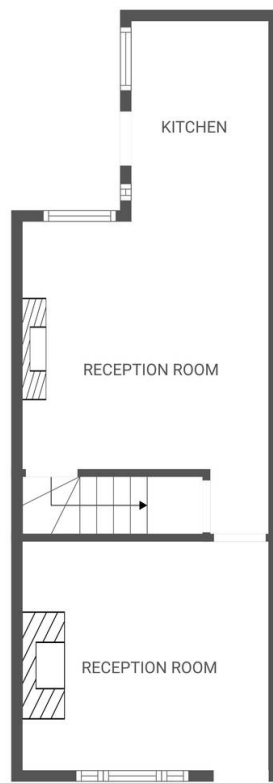
Established frontage with shrubs.

### **Rear Garden**

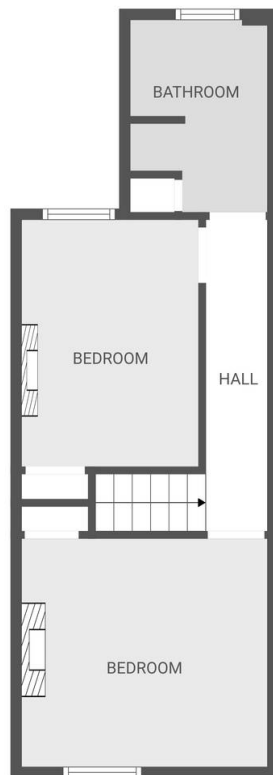
Low-maintenance courtyard garden with paved patio, store, and gated access

### **Permit Parking Zones**

*The property is within a controlled parking zone. Buyers should make their own enquiries with the local council regarding permit availability and associated costs.*



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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