



THOMAS
MERRIFIELD
SALES LETTINGS

39 Marlborough Close,
Littlemore, Oxford, OX4 4PH

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This beautiful, two-bedroom terraced home has been thoughtfully updated throughout, offering a perfect opportunity for first time buyers, commuters, downsizers, or those looking for a buy to let.

- New windows and external doors throughout
- Spacious living/dining room with open fireplace
- Kitchen with built-in appliances and pantry space
- Two good-sized double bedrooms
- Newly fitted family bathroom
- Front and rear gardens with rear access
- Unrestricted on-street parking
- Gas central heating throughout
- EPC Rating: C
- Council Tax Band: C

This charming home offers a bright, spacious living and dining area, complete with an original 1960/70s fireplace and ample room for a dining table and chairs.

The well-proportioned kitchen is fitted with integrated appliances and additional storage. The kitchen leads to the patio garden offering generous space for outdoor seating, a large shed and convenient, step-free rear access.

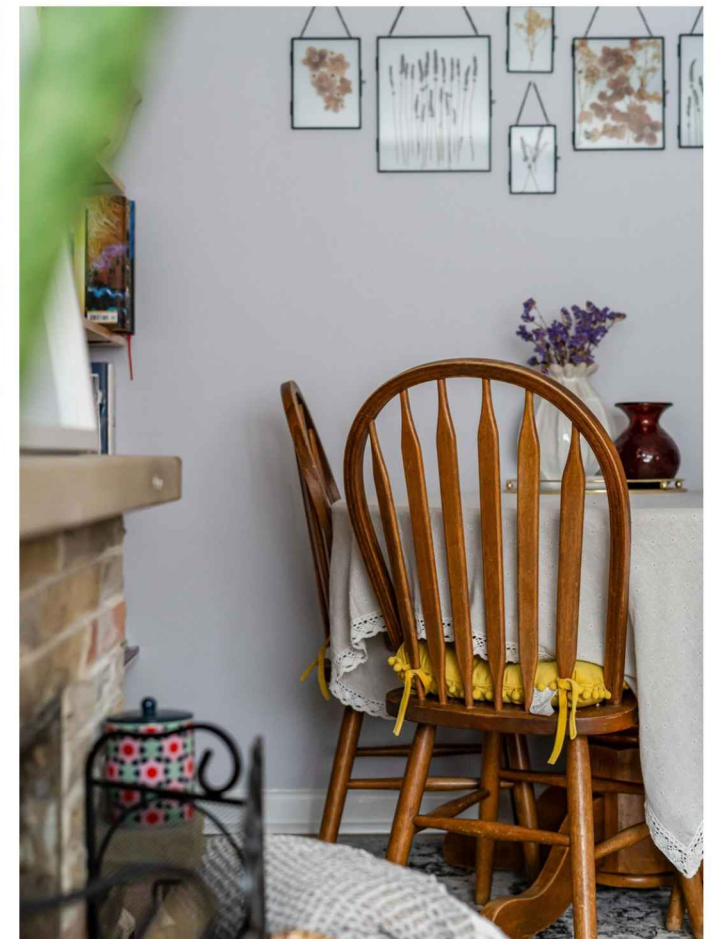
The bathroom features a newly installed suite, including a bath with rain showerhead, under-sink storage, shaving/charging point and heated towel rail. The main bedroom benefits from built-in storage and generous space for additional furnishings. The second double bedroom currently serves as a home office and guest room.

Guide Price £365,000 Freehold





Excellent transport links provide direct access by rail and bus into London Paddington and Victoria. The new Cowley Station will be a ten-minute walk from the property and is expected to reopen in 2028-2030. The area is well-served by pubs, superstores and retail parks, while Florence Park and Sandford Lock are just a short stroll away. A variety of gyms and leisure facilities, including David Lloyd are close at hand. Oxford City Centre, Cowley Road and Oxford Rail Station are easily reached by bus or bicycle, offering a wealth of amenities and convenience. According to Ofcom, Superfast and Ultrafast broadband is available. For details of mobile voice and data coverage please refer to Ofcom mobile checker at [ofcom.org.uk](https://www.ofcom.gov.uk/mobile-checker/)

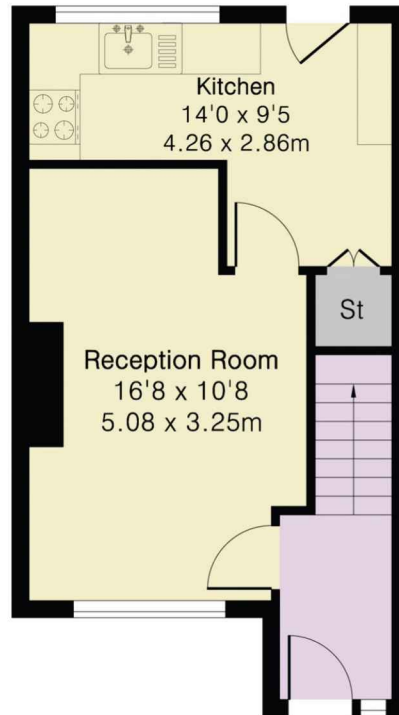


Approximate Gross Internal Area 639 sq ft - 59 sq m

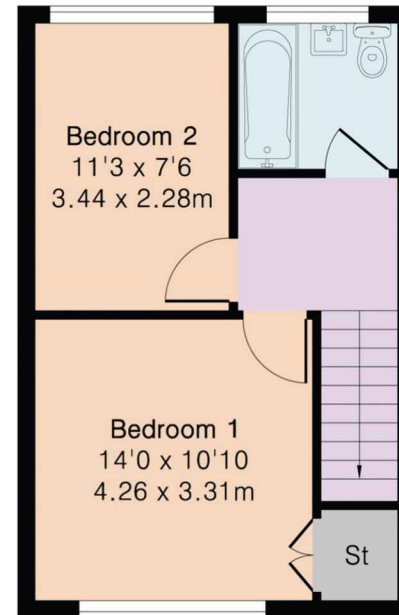
Ground Floor Area 328 sq ft – 30 sq m

First Floor Area 311 sq ft – 29 sq m

Garden
21'2 x 14'4
6.44 x 4.38m



Ground Floor



First Floor