



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.

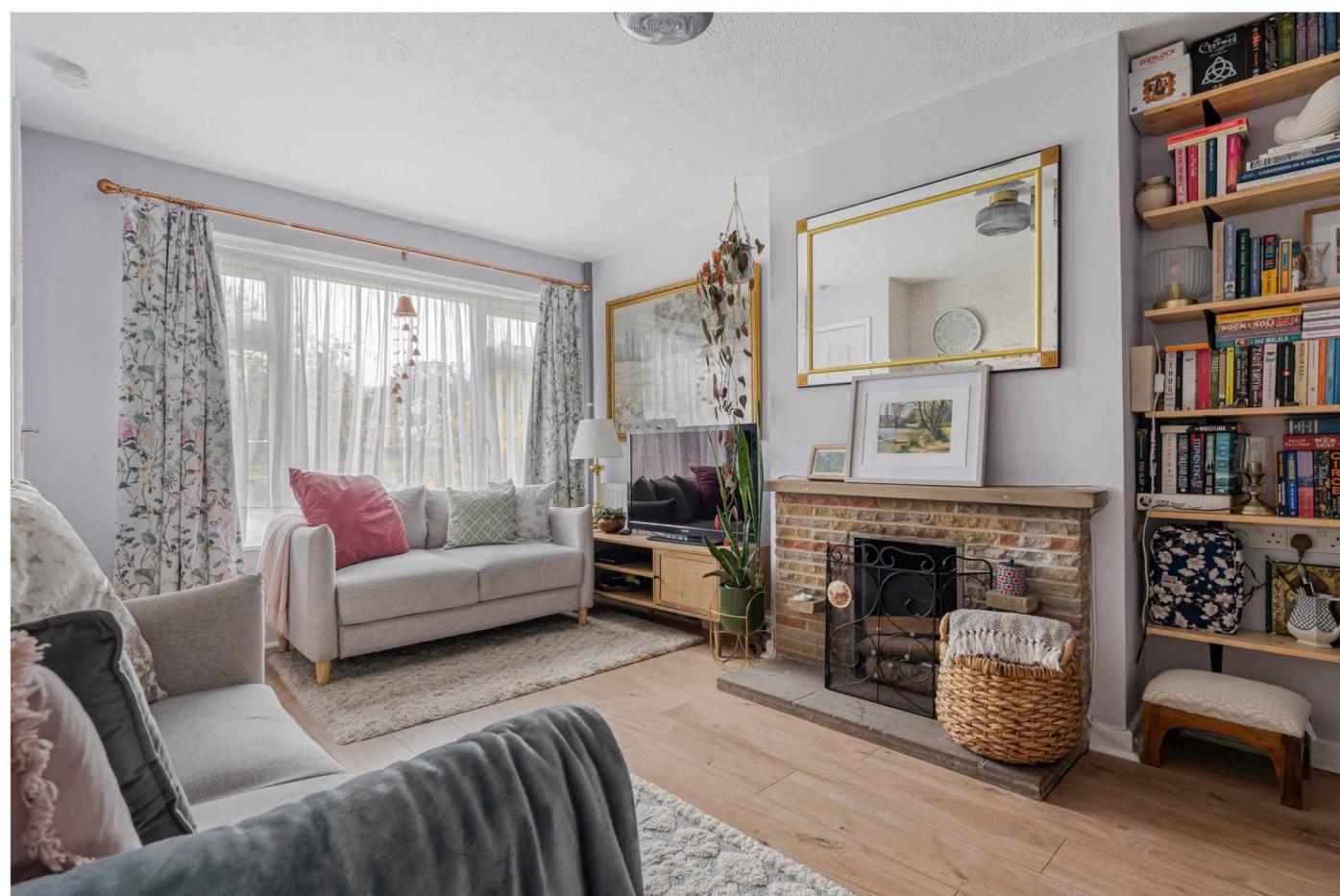
- New windows and external doors throughout
- Spacious living/dining room with open fireplace
- Kitchen with built-in appliances and pantry space
- Two good-sized double bedrooms
- Newly fitted family bathroom
- Front and rear gardens with rear access
- Unrestricted on-street parking
- Gas central heating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

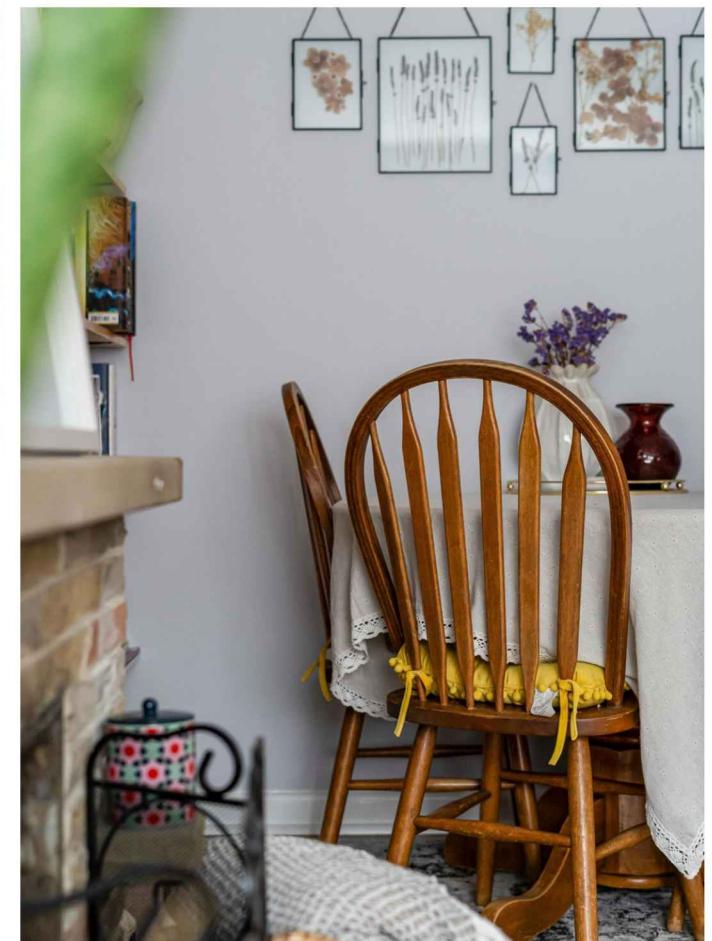
Guide Price £365,000 Freehold





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

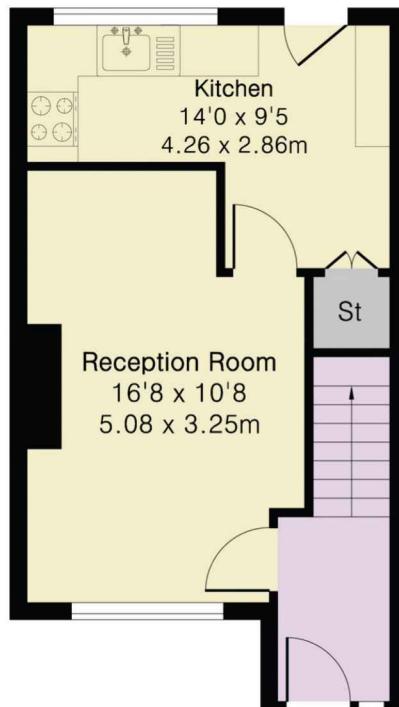


Approximate Gross Internal Area 639 sq ft - 59 sq m

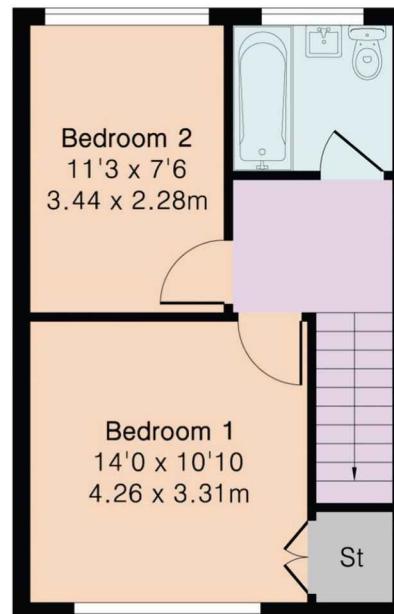
Ground Floor Area 328 sq ft - 30 sq m

First Floor Area 311 sq ft - 29 sq m

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



Ground Floor



First Floor

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