



Not for marketing purposes INTERNAL USE ONLY

Campbell Road
Oxford



Property Description

The property is entered via a porch, which leads into the entrance hall. From the hallway, there is access to an open-plan bay-fronted living and dining room. This dual-purpose reception space features an exposed brick fireplace, which offers potential for reinstatement or enhancement, subject to any necessary requirements. A door from the dining area leads into the kitchen, which is fitted with a range of units and provides direct access to the rear garden. Also located on the ground floor is a bathroom fitted with a bath, separate shower, WC and wash basin.

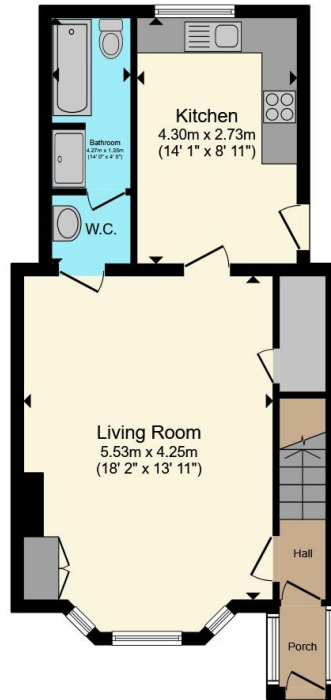
Stairs from the hallway lead to the first floor, which comprises three bedrooms.

Externally, the property benefits from driveway parking to the front and shared side access leading to the rear garden. The west-facing rear garden features a patio area, lawn, and a variety of established trees and shrubs.

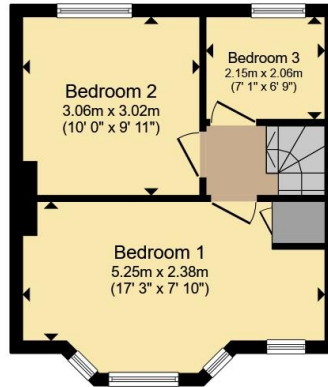
Florence Park Road is located adjacent to the popular Florence Park, with its green open spaces, café, and recreational facilities. Cowley Centre is within easy reach, offering a range of supermarkets, shops, cafés, restaurants and Templars Square Shopping Centre.







Ground Floor



First Floor

Total floor area 79.0 m² (851 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



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EPC Rating: D Council Tax Band: C

Tenure: Freehold



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