



**Connells**

Skylark Place  
Oxford



### Property Description

The property is entered through a porch that opens into a kitchen/dining area. From here, a door leads into the living room, which provides direct access out to the rear garden. In addition, there is a lean-to conservatory at the back of the property offering further ground-floor space.

Stairs rise to the first floor, where there are three well-proportioned bedrooms, two of which include built-in storage, along with a separate WC and a shower room.

Externally, the property benefits from a front garden, a south-east facing rear garden and resident parking within the cul-de-sac.

Skylark Place is situated in Blackbird Leys, a popular residential location offering a range of local amenities including shops, schools and parks. The area benefits from excellent transport links to the City Centre, Templars Square and nearby business hubs such as the Oxford Business Park, Oxford Science Park and BMW Mini Plant.



**Living Room**

17' 6" x 10' 10" ( 5.33m x 3.30m )

**Kitchen**

18' 2" x 13' 1" ( 5.54m x 3.99m )

**Bedroom 1**

10' 2" x 11' 2" ( 3.10m x 3.40m )

**Bedroom 2**

12' 3" x 8' 3" ( 3.73m x 2.51m )

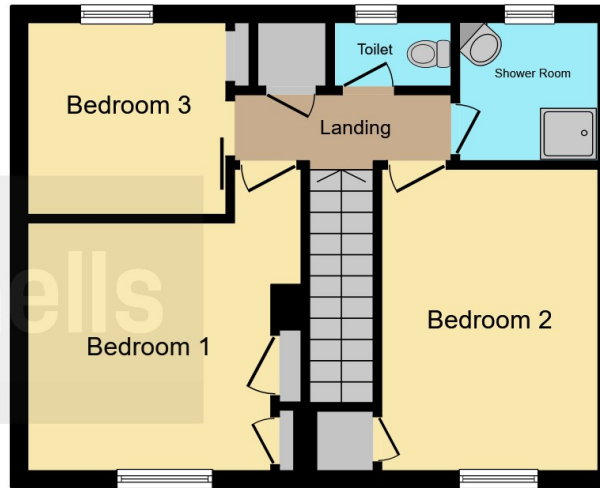
**Bedroom 3**

7' 7" x 9' 7" ( 2.31m x 2.92m )





**Ground Floor**



**First Floor**



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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01865 748 448**  
**E [cowley@connells.co.uk](mailto:cowley@connells.co.uk)**

60 Between Towns Road  
 OXFORD OX4 3LR

EPC Rating: F Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/COW310269](http://connells.co.uk/Property/COW310269)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: COW310269 - 0006