



Connells

Bodley Road  
Littlemore OXFORD



### Property Description

The front door opens into an entrance hallway, providing access to a bay-fronted living room at the front of the house. To the rear, there is a kitchen/diner with a door leading directly to the garden.

The first floor comprises three bedrooms which include two doubles and one single bedroom, together with a family bathroom.

Externally, the home features off-street parking to the front and an enclosed rear garden.

Bodley Road is located in a well-established residential area in Cowley, Oxford. It is within close proximity to Cowley Centre, which offers a wide range of amenities including supermarkets, retail stores, cafes, banks, health services and a leisure centre. Regular bus services are available close by providing direct routes into Oxford city centre, making it a convenient location for commuters and those needing access to the city centre. Bodley also offers easy access to the Eastern and Southern By-Pass Roads (A4142 and A4074), providing good connectivity to the wider road network including the A34, A40, and M40.



**Living Room**

10' 6" x 10' 2" ( 3.20m x 3.10m )

**Kitchen/Diner**

15' 4" x 9' 5" ( 4.67m x 2.87m )

**Bedroom 1**

12' 10" x 10' 5" ( 3.91m x 3.17m )

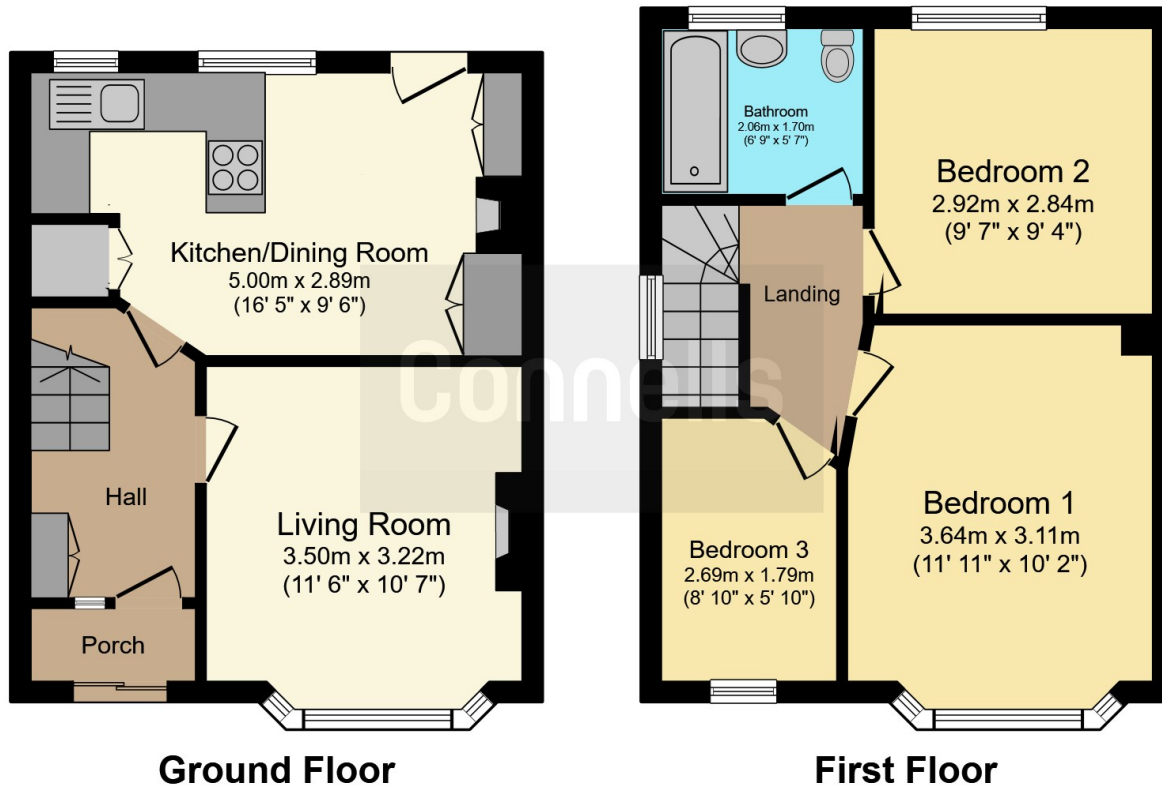
**Bedroom 2**

9' 5" x 9' 4" ( 2.87m x 2.84m )

**Bedroom 3**

8' 10" x 5' 10" ( 2.69m x 1.78m )





Total floor area 65.5 m<sup>2</sup> (705 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.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: D Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/COW310570](http://connells.co.uk/Property/COW310570)**



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: COW310570 - 0011