





Property Description

The property is entered through a porch that leads into the hallway, with doors providing access to a ground floor bedroom to the front and an extended open-plan kitchen/living room at the rear. The kitchen/living area features tiled underfloor heating, an island with breakfast bar and integrated appliances. Bifold doors at the rear open onto the garden, offering a space suitable for both everyday living and entertaining. A ground floor shower room and a utility room are also accessed from the hallway.

Stairs lead from the hallway to the first floor, which comprises three well-proportioned bedrooms and a family bathroom.

Externally, the property includes a front garden and a low-maintenance

rear garden with a patio, astroturf lawn, a covered seating area and gated rear access. Residents' parking is available to the rear.

Pipkin Way is conveniently positioned off Iffley Road with access to Oxford city centre and can also be reached via the Towpath along the River Thames. The property is a 1.5 miles walk to Oxford city centre and 2.0 mile walk to Cowley Road where you have an array of local amenities including supermarkets, cafes, restaurants, public houses/bars and much more. There are also many bus services situated within close proximity to the property providing access around Oxford and further.

Kitchen/Living Room

21' 3" max x 19' 3" max (6.48m max x 5.87m max)

Family Room

11' 1" max x 8' 7" max (3.38m max x 2.62m max)

Utility Room

4' 9" max x 5' 9" max (1.45m max x 1.75m max)

Bedroom 1

12' max x 9' 5" max (3.66m max x 2.87m max)

Bedroom 2

12' max x 9' 9" max (3.66m max x 2.97m max)

Bedroom 3

11' max x 9' 4" max (3.35m max x 2.84m max)





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

To view this property please contact Connells on

T 01865 748 448
E cogley@connells.co.uk

60 Between Towns Road
OXFORD OX4 3LR

EPC Rating: C Council Tax
Band: D

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Tenure: Freehold



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