



Connells

Ablett Close
OXFORD

Ablett Close OXFORD OX4 1XH

for sale offers in excess of
£550,000



Property Description

Upon entering the property, a hallway provides access to the principal ground floor accommodation. To the front is a spacious kitchen/dining room, fitted with a range of wall and base units and offering ample space for everyday dining. To the rear, the lounge overlooks the garden and features sliding doors opening onto the patio, creating a bright and practical living space. A ground floor WC is also accessed from the hallway.

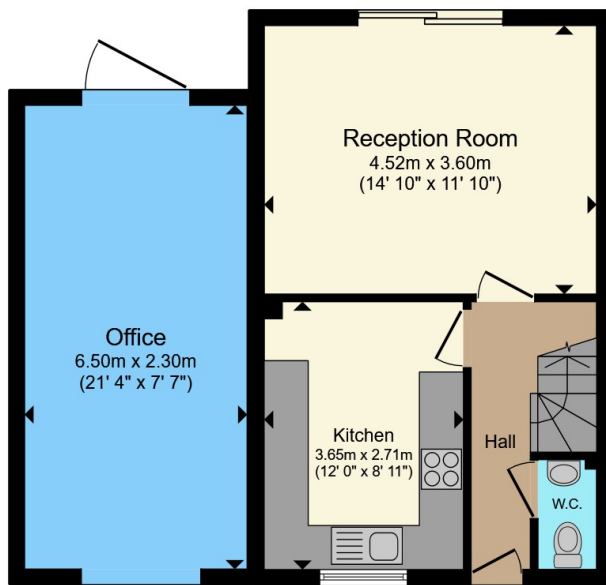
Stairs from the hallway lead to the first floor, which comprises three bedrooms, including a principal bedroom with an en-suite shower room, together with a family bathroom serving the remaining bedrooms.

Externally, the property benefits from gardens to both the front and rear, off-road parking and an attached insulated workshop/home office to the side with electricity, providing flexible space for home working or additional storage.

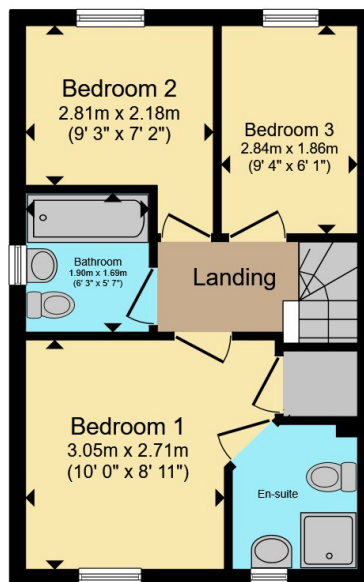
Ablett Close is a residential cul-de-sac in East Oxford, ideally positioned within easy reach of the vibrant Cowley Road, renowned for its independent cafés, restaurants, pubs, supermarkets and everyday amenities. South Park is also nearby, offering open green space, recreational facilities, and elevated views across the Oxford skyline. The location is well placed for Oxford Brookes University, the University of Oxford and Headington's major hospitals,

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

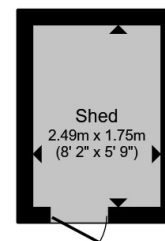




Ground Floor



First Floor



Outbuilding

Total floor area 91.9 m² (989 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

Connells



To view this property please contact Connells on

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

60 Between Towns Road
OXFORD OX4 3LR

EPC Rating: C Council Tax
Band: D

view this property online connells.co.uk/Property/COW310802

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.

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