



Not for marketing purposes INTERNAL USE ONLY

Cranley Road
Headington Oxford



Property Description

Situated in the area of Barton, Oxford, this three-bedroom semi-detached property offers well-proportioned accommodation arranged over two floors, making it an ideal purchase for first-time buyers, families and investors alike.

The ground floor comprises a welcoming entrance hall, a spacious living room providing an excellent space for relaxing, and a separate dining room ideal for entertaining family and friends. The kitchen offers practical workspace and storage, with access to a useful utility area. A convenient downstairs W.C. and additional shed/storage space further enhance the property's practicality.

Upstairs, the property benefits from three bedrooms, including two well-proportioned double bedrooms and a third bedroom, which could also be utilised as a home office or nursery. The accommodation is completed by a family bathroom and landing area.

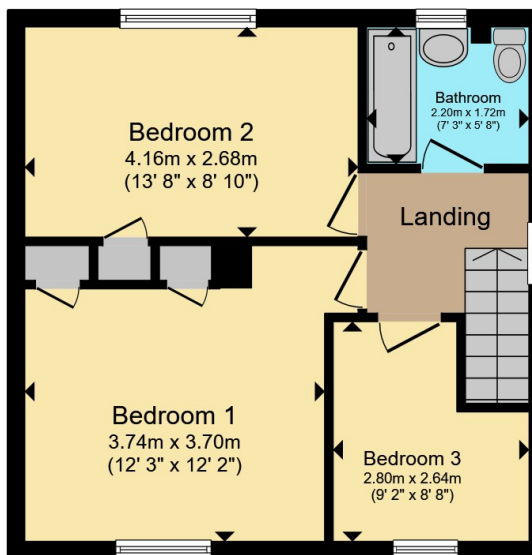
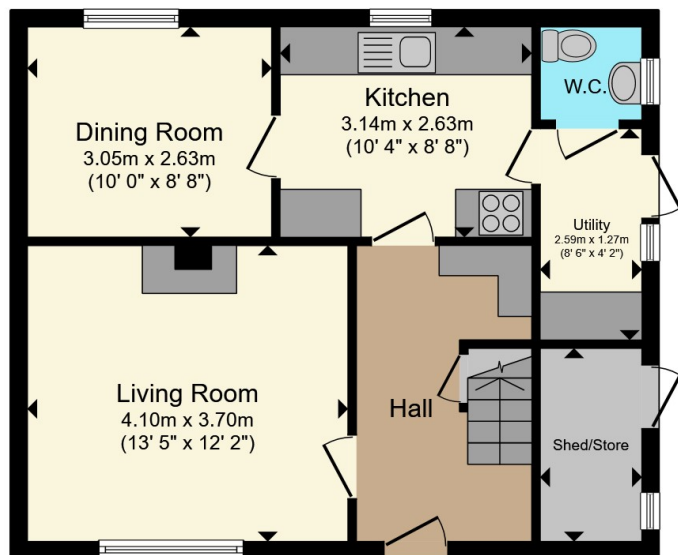
Externally, the property benefits from a private driveway, providing valuable off-road parking. Located in Barton, the property is conveniently positioned for access to local amenities, schools, transport links and the wider Oxford area.

Offering versatile living accommodation, useful storage and off-road parking, this property presents an excellent opportunity for a range of prospective purchasers.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 89.7 m² (966 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

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EPC Rating:
Awaited

Council Tax
Band: B

Tenure: Freehold

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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.

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