



THOMAS  
MERRIFIELD  
SALES LETTINGS

46 Otters Reach,  
Kennington, Oxford, OX1 5QL



## 46 Otters Reach, Kennington, Oxford, OX1 5QL

A two bedroom terraced property, with a garage and off-street parking. Located in a cul-de-sac and in the popular village of Kennington.

- Terraced property
- Open plan living/dining room with doors to the garden
- Fitted kitchen
- Two bedrooms
- Bathroom
- Enclosed rear garden with shed
- Garage and off-street parking
- EPC Rating: C
- Council Tax Band: C

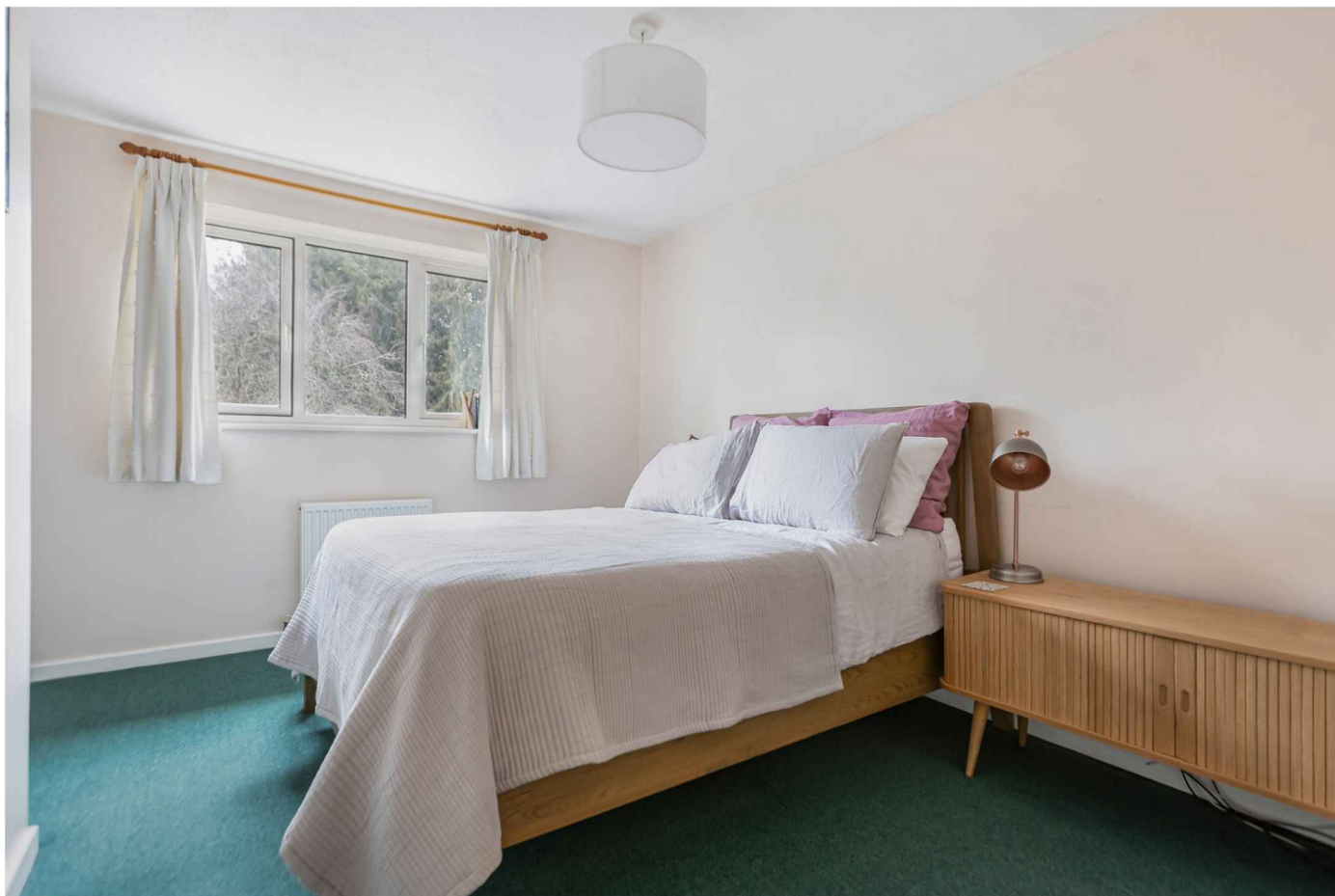
The property comprises, entrance hall, kitchen with integrated cooker and free standing appliances, open plan/living dining area. To the first floor there are two double bedrooms with built in storage and a family bathroom. Outside there is an enclosed rear garden, garage and off-street parking.

According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is likely outdoors and indoors.

**Guide Price £335,000 Freehold**







Kennington is a sought after large village located just south of Oxford c.2 miles from the city centre. Village amenities include; Co-op store, post office, chemists, vets, takeaway, two churches, primary school, Montessori nursery and sports field. There is also access to walks on the Thames pathway, Bagley wood and the memorial fields. There is a regular bus service to Oxford, Abingdon and Botley and the ring road connects to the A34 and A40/M40. Oxford Railway station provides a fast 50 minute service to London Paddington.



**Approximate Gross Internal Area 592 sq ft - 56 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 296 sq ft – 28 sq m

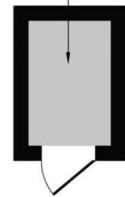
First Floor Area 296 sq ft – 28 sq m

Garage Area 139 sq ft – 13 sq m

Outbuilding Area 22 sq ft – 2 sq m

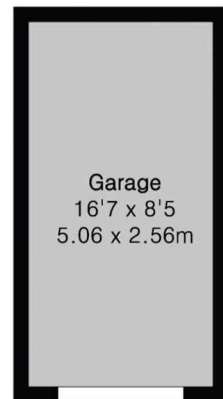


Shed  
5'9 x 3'9  
1.74 x 1.15m



Outbuilding

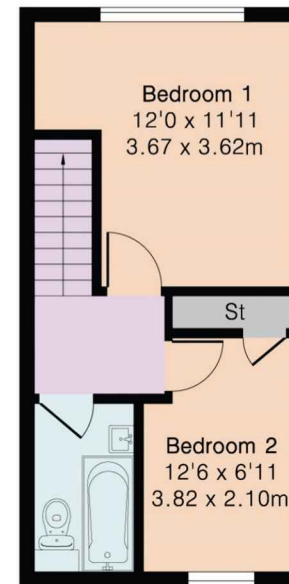
Garden  
46'0 x 11'3  
14.02 x 3.43m



Garage



Ground Floor



First Floor