

Cowley Road, Littlemore, Oxford, OX4 4LG

allen & harris

welcome to

Cowley Road, Littlemore, Oxford

The property could create a lovely family home or rental investment. Upon entering the property you are met with the entrance hall which provides access to a comfortable lounge, separate dining room with rear door to the garden and the kitchen which leads onto the family bathroom. To the first floor, the property benefits from three double bedrooms. Externally, the property benefits from enclosed front and rear gardens, offering potential to create a fabulous space for entertaining. The property is located in Littlemore which benefits from great access to the Oxford Ring road for A34/A40/M40 and public transport links to the City Centre and Train Station. Local amenities include community centre, minimarket, takeaways, with major supermarkets and retail shops just over a mile away and the Oxford Business Park and BMW Mini Plant just under 2 miles away. There are primary and secondary school options with a Montessori nursery close by and two churches, plus several public houses with restaurants and the River Thames Pathway just 1.6 miles from the property. **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.**



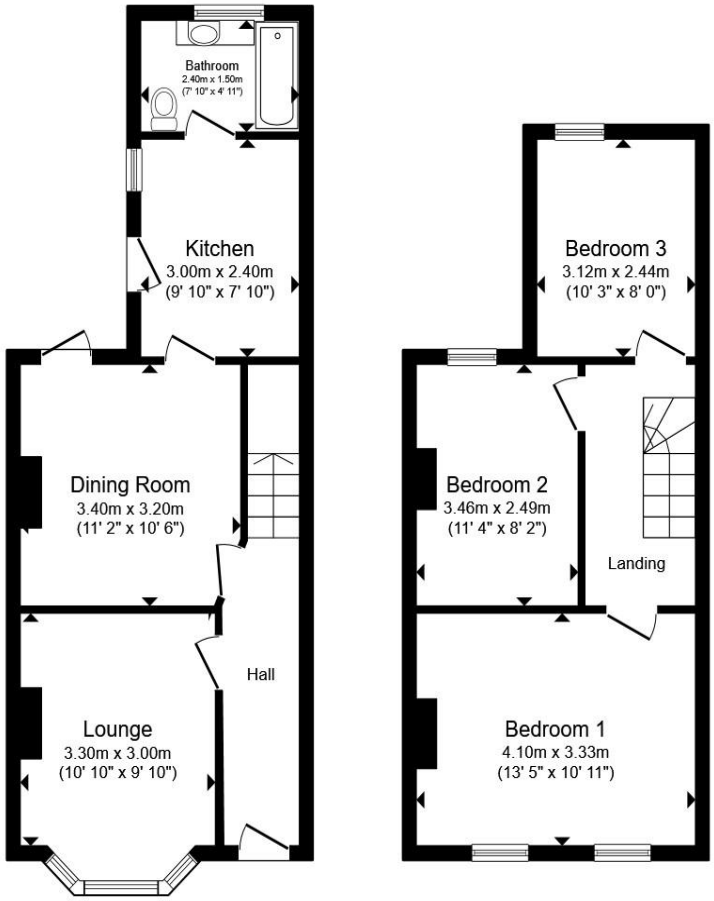












Ground Floor **First Floor**

Total floor area 79.9 m² (860 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

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Cowley Road, Littlemore Oxford

- Victorian Mid Terraced Home
- Three Bedrooms
- Front and Rear Garden
- Potential To Extend - STPP
- Family Home / Rental Investment

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£370,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/RSH106760

The Property Ombudsman

Property Ref:
RSH106760 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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