



## 6 Laburnum Road, Botley, Oxford, OX2 9EL

NEWLY DECORATED AND NEW CARPETS LAID: UNFURNISHED 3 bed House

A well-presented three-bedroom home located in a popular residential area of Botley, offering spacious and practical accommodation ideal for families or a professional couple. The property benefits from a newly refurbished kitchen, generous living space, and a large rear garden, along with garage and driveway parking. This attractive home offers comfortable living in a sought-after location, with excellent transport links and nearby schools and shops. Early viewing is highly recommended.

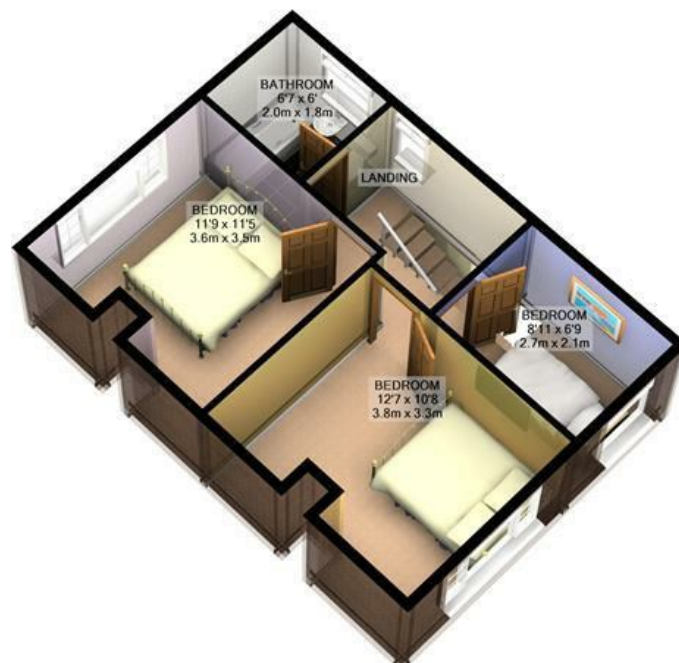
Modern Kitchen

Spacious open-plan Living room

Additional reception/living area

Ground floor WC

**£1,795 PCM**



1ST FLOOR



GROUND FLOOR

Made with Metropix ©2012

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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