



## 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.

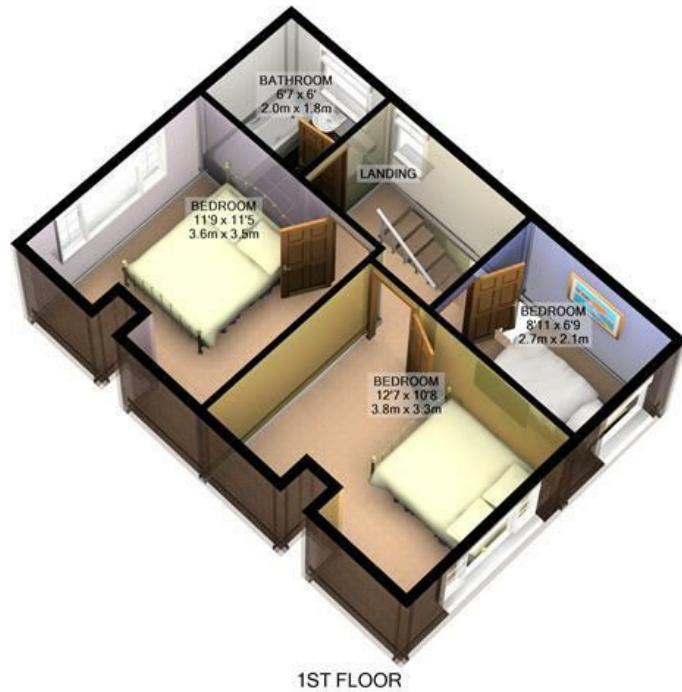
Modern Kitchen

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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B		85	(81-91) B		85
(69-80) C			(69-80) C		
(55-68) D	67		(55-68) D	67	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		