



Milver Way, Littlemore, Oxford, OX4 4GY

 allen & harris

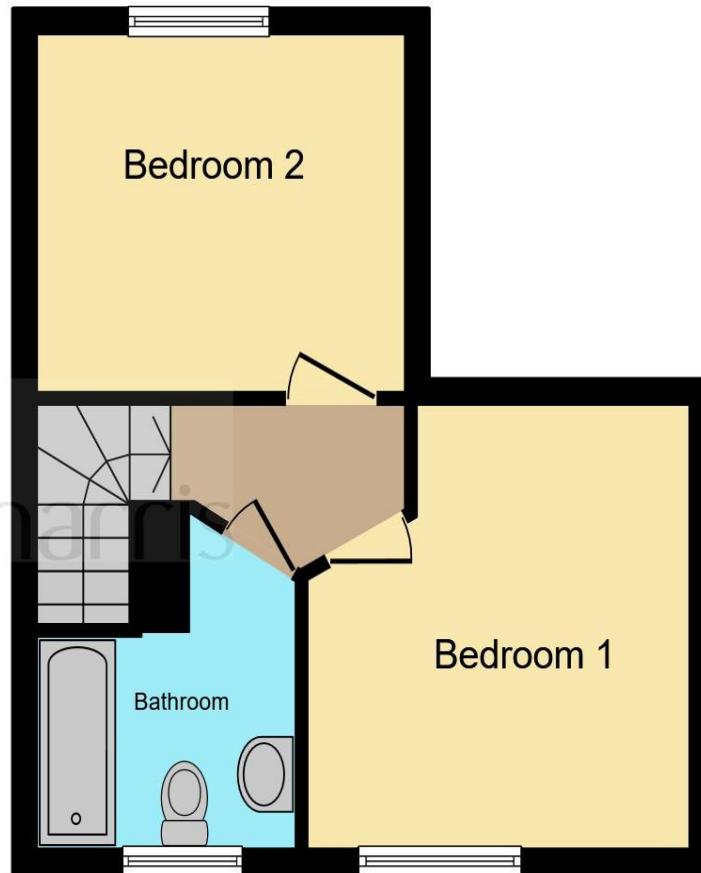
**Welcome to
Milvery Way, Littlemore Oxford**

Allen and Harris are proud to present to the market this well presented 2 bedroom house, ready to move into with no onward chain, we highly recommend booking a viewing.





Ground Floor



First Floor

Living Room
11' 6" x 18' 1" (3.51m x 5.51m)

W/C

Kitchen
9' 1" x 10' 3" (2.77m x 3.12m)

Landing

Bathroom
5' 6" x 7' (1.68m x 2.13m)

Bedroom one
9' 3" x 10' 3" (2.82m x 3.12m)

Bedroom two
8' 7" x 10' 5" (2.62m x 3.17m)

Rear Garden

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.focalagent.com

Welcome to

Milvery Way, Littlemore Oxford

- No Onward Chain
- Semi-detached House
- Two Bedrooms
- Downstairs W/C
- Electric Hob and Oven

Tenure: Freehold

EPC Rating: C

Council Tax Band: C

Offers in excess of

£300,000

The ground floor comprises; Living room, Cloakroom with wc and hand wash basin, fitted kitchen with electric hob and oven, extractor and space for appliances with access to the rear garden.

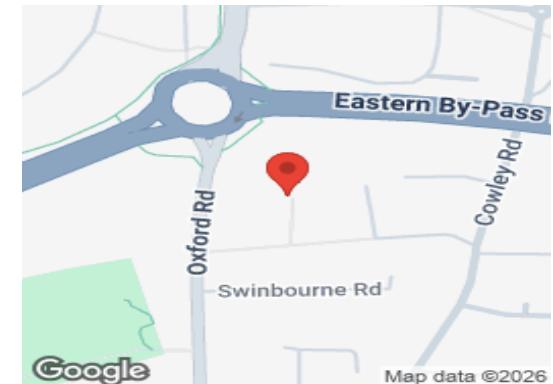
To the first floor are two double bedrooms and a family bathroom with wc, hand wash basin and bath with shower over.

Externally the property offers an enclosed rear garden, mostly laid to lawn with a small gravel section, fenced with gate access to the rear. To the front there is a porched entrance with small storage shed.

The property is accessed via a private road and offers two allocated parking spaces.

The location is well situated for access to the Oxford RingRoad for A34/A40/M40. Public transport links to the City Centre and Train Station. There are several Nursery, Primary and Secondary school options as well as local businesses including the Oxford Science Park, BMW Mini Plant and Kassam Complex.

There are local amenities including dentist, doctors, post office, mini-market and 0.6 miles from Templars Square Shopping Centre and John Allen Retail Park, with a gym, restaurants, supermarkets, hairdressers and many more. The fantastic family friendly Florence Park with its community centre and tennis courts is just 1.1 miles from the property and the Rives Thames pathway with the Kings Arms riverside restaurant and garden is just 1.3 miles from the property



view this property online allenandharris.co.uk/Property/RSH106128

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.



Property Ref:
RSH106128 - 0016

Please note the marker reflects the postcode not the actual property



01865 711441



oxford@allenandharris.co.uk



82 Rose Hill, OXFORD, Oxfordshire, OX4 4HX



allenandharris.co.uk