



THOMAS
MERRIFIELD
SALES LETTINGS

174 Herschel Crescent,
Littlemore, Oxford, OX4 3TY

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An unextended three bedroom semi-detached house dating from the 1950's and located in a quiet corner position with a larger than average garden and being sold for renovation with no onward chain.

- Three bedroom semi-detached house
- Living room with bay window
- Kitchen/dining room with door to garden
- Two double bedrooms
- Single bedroom
- Bathroom
- Gas central heating and uPVC double glazing
- Large rear garden and gravel front garden
- No onward chain
- Council Tax Band: C. EPC Rating: D

The property is located in a quiet position on Herschel Crescent backing onto Herschel Crescent recreation ground and away from busy roads. The property benefits from a larger than average garden being in a "corner" position and offers scope for extension, subject to the usual planning and building regulation consents. The property has been rented and is now in need of updating and renovation, albeit that there is uPVC double glazing and gas-fired central heating. The property is being sold with vacant possession and the benefit of no onward chain.

According to Ofcom, Superfast and Ultrafast broadband is available and mobile and data signals are good outdoor and variable in home.

Guide Price £375,000 Freehold





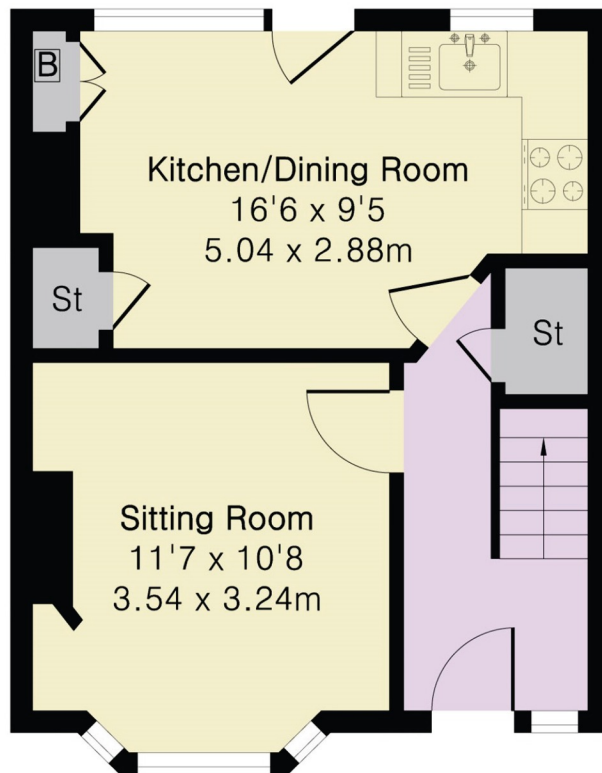
Herschel Crescent is on the Littlemore/Cowley borders just inside Oxford Ring Road and with easy access to Sainsbury's at Heyford Hill, the BMW mini plant, Oxford Science Park and Oxford Retail Park. Local shopping is available with a Co-op foodstore in Littlemore Road and Templar Square shopping centre is within half a mile. Oxford City Centre is approximately 3 miles away served by a regular bus service. Oxford Railway Station provides a 50 minute rail service to London Paddington and there is a regular coach service from Headington to Central London.



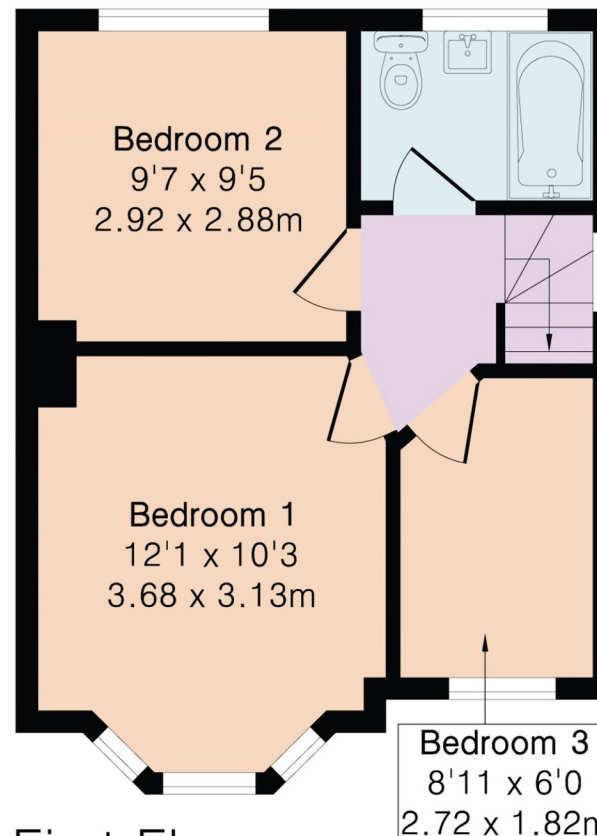
Approximate Gross Internal Area 679 sq ft - 63 sq m

Ground Floor Area 342 sq ft – 32 sq m

First Floor Area 337 sq ft – 31 sq m



Ground Floor



First Floor