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THOMAS  
MERRIFIELD  
SALES LETTINGS  
For Sale 01865 515000  
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72 Cornwallis Road,  
Oxford, OX4 3NL

## 72 Cornwallis Road, Oxford, OX4 3NL

A three-bedroom home in a highly sought-after East Oxford location, backing directly onto Florence Park.

- Entrance porch
- Sitting room with bay window
- Kitchen/dining room opening to the garden
- Three bedrooms
- Bathroom
- Mitsubishi heating and cooling air source heat pump
- Front garden with side access
- Rear garden backing onto Florence Park
- EPC Rating: D
- Council Tax Band: C

The property is well placed for local amenities and central Oxford. The accommodation comprises an entrance porch with stairs to the first floor, a bright sitting room with bay window to the front, and a practical kitchen with a door to the rear garden. A family bathroom is located off the kitchen. On the first floor are three bedrooms, including a principal bedroom with bay window and two further bedrooms enjoying views over the garden and Florence Park beyond.

Heating and cooling are provided by a Mitsubishi air source heat pump, with ceiling-mounted units in the principal rooms. Outside the front garden is enclosed by a low brick wall, with side access leading to a private rear garden with paved patio and lawn, backing directly onto Florence Park.

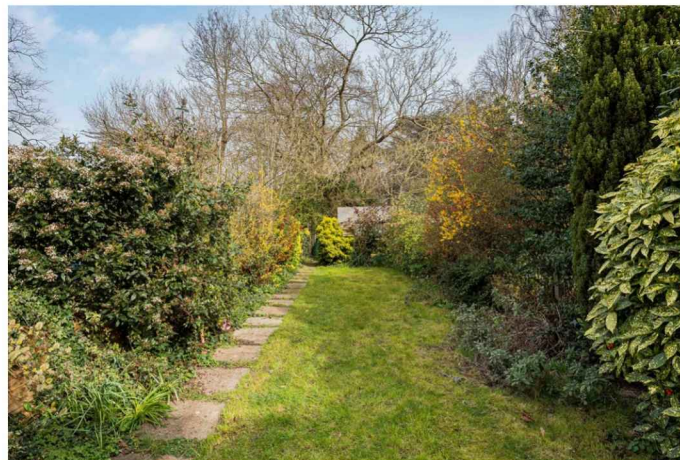
**Guide Price £450,000 - Freehold**





Florence Park offers a community shop, popular cafe and gastro-pub, as well as an excellent playground, while Magdalen Road and Iffley Road provide a vibrant range of local shops, cafes and restaurants. Templars Square Shopping Centre and Sainsbury's are within half a mile. The River Thames is accessible at Iffley Village and Donnington Bridge, and there is convenient access to the Oxford Business and Science Parks.

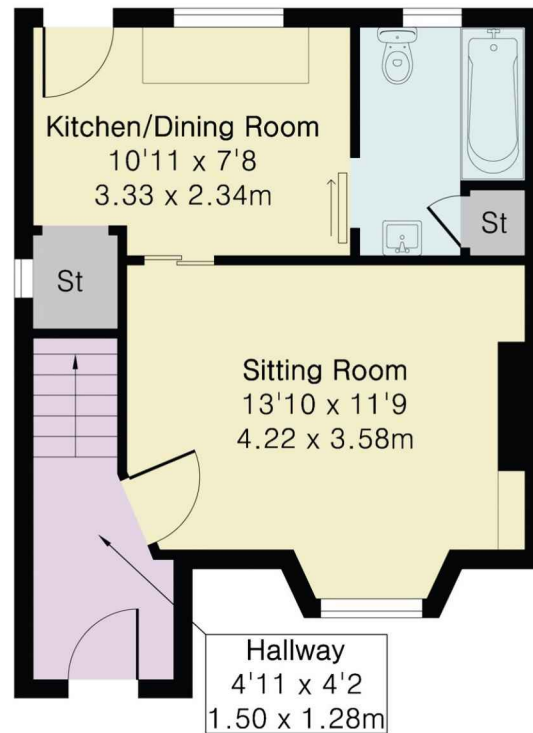
Superfast and Ultrafast broadband are available, with good mobile coverage indoors and outdoors.



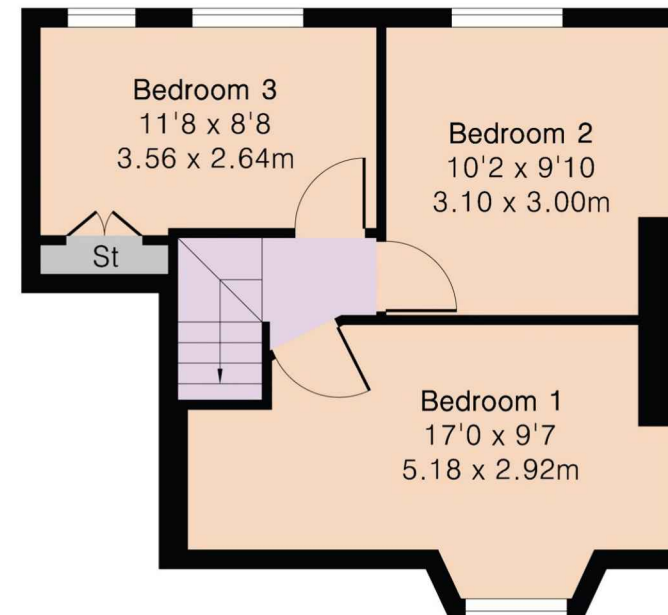
## Approximate Gross Internal Area 710 sq ft - 66 sq m

Ground Floor Area 345 sq ft – 32 sq m

First Floor Area 365 sq ft – 34 sq m



Ground Floor



First Floor