



**Connells**

Spencer Crescent  
OXFORD



## Property Description

Upon entering the property, you are welcomed into an entrance hall that leads to a bright sitting room on the left, offering a comfortable and inviting space for relaxation. The kitchen is situated just behind the sitting room, with convenient access to the adjoining bathroom.

On the first floor, the property features three generously sized bedrooms, one of which features a built-in cupboard, providing additional storage space. Each room is filled with natural light and offers ample space for rest and relaxation.

Externally, there is a rear garden - perfect for outdoor seating, entertaining, or family activities. There is also a dropped kerb driveway providing off-street parking, along with gated side access for added convenience and security.

Spencer Crescent is located in the popular residential area of Rose Hill, Oxford. Rose Hill is a well-connected and family-friendly neighbourhood situated to the south-east of Oxford City Centre. The area offers a good range of local amenities, including shops, schools, parks, and community facilities.

Rose Hill also offers excellent transport links to the City Centre, Cowley, and the Ring Road (A4142), making commuting convenient and efficient.



### Sitting Room

12' max x 10' 10" max ( 3.66m max x 3.30m max )

### Kitchen

7' 8" max x 11' 4" max ( 2.34m max x 3.45m max )

### Bedroom 1

11' 9" max x 10' 5" max ( 3.58m max x 3.17m max )

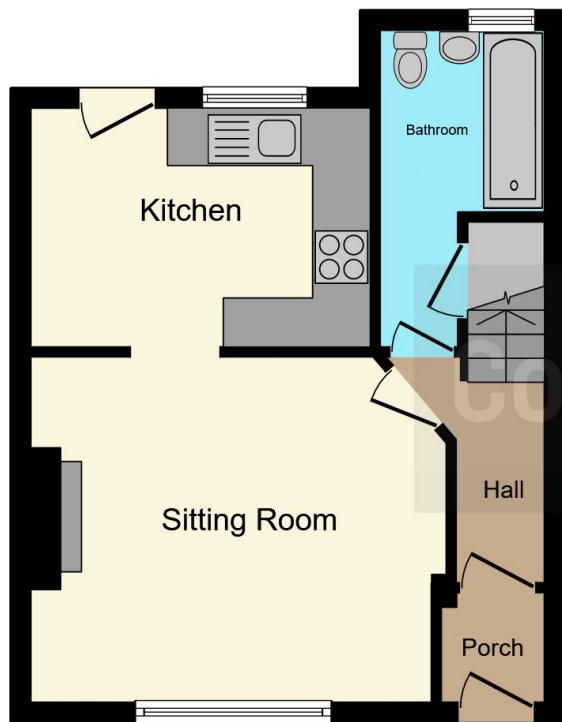
### Bedroom 2

11' 6" max x 8' 1" max ( 3.51m max x 2.46m max )

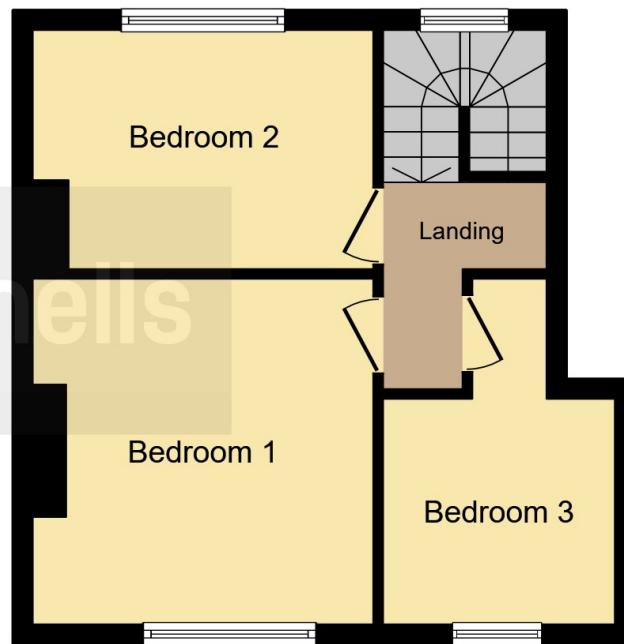
### Bedroom 3

11' 10" max x 7' 10" max ( 3.61m max x 2.39m max )





**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01865 748 448**  
**E [cowley@connells.co.uk](mailto:cowley@connells.co.uk)**

60 Between Towns Road  
 OXFORD OX4 3LR

EPC Rating: C Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/COW310669](http://connells.co.uk/Property/COW310669)**



Tenure: Freehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: COW310669 - 0011