



Lambourn Road, Oxford, OX4 4SD

**Welcome to
Lambourn Road, Oxford**

Allen & Harris are proud to offer this three-bedroom property to the market presented, in very good order throughout, situated in a great location for transport links to Oxford City Centre. Viewings are highly recommended.





Ground Floor



First Floor

Entrance Porch

Entrance Hallway

W/C

Lounge

10' 8" x 15' 2" (3.25m x 4.62m)

Dining Room

9' 4" x 10' 8" (2.84m x 3.25m)

Kitchen

19' 2" x 7' 3" (5.84m x 2.21m)

Landing

Bathroom

Bedroom One

10' 9" x 9' 3" (3.28m x 2.82m)

Bedroom two

12' 9" x 9' 8" (3.89m x 2.95m)

Bedroom three

8' 9" x 8' 4" (2.67m x 2.54m)

Welcome to Lambourn Road, Oxford

- Mid-terraced House
- Three Bedrooms
- Rear Garden
- Downstairs W/C
- Renovated Kitchen

Tenure: Freehold

EPC Rating: C

Council Tax Band: C

guide price

£375,000

The property is approached via an entrance porch giving access to the entrance hall and a useful storage room.

The entrance hall has stairs to the first floor, downstairs cloakroom, sitting room and kitchen. It also has the benefit of modern wood flooring.

On the ground floor the cloakroom benefits from a modern suite including a low-level W.C and hand wash basin

The kitchen has been fully renovated to a very high specification to include a range of modern eye and base level units, as well as a built in oven, built in gas hob, and space for a fridge freezer, and plumbing for a washing machine and dishwasher, there is also a double glazed door leading out to the rear garden.

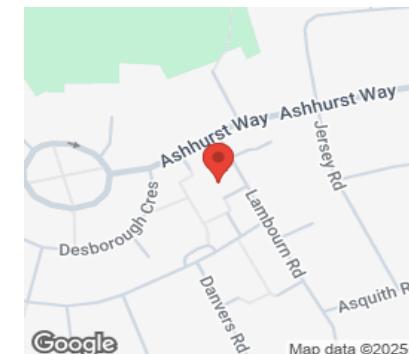
Completing the ground floor accommodation there are two generous reception rooms, the dining room overlooks the rear garden and measures in excess of 10ft in length with doors out to the rear garden and the sitting room measures in excess of 15ft in length with a double-glazed window overlooking the front aspect.

The first floor offers three bedrooms and a modern re-fitted bathroom.

The bathroom has a modern well-presented suite with a low-level W.C, hand wash basin and a panel bath with a shower overhead.

The main bedroom and second bedroom have built in wardrobes and the main bedroom measures add measurements.

To the rear is a pleasant courtyard style garden enclosed by panel fencing and brick wall with a rear access gate.



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Property Ref:
RSH106120 - 0004



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