

FOR SALE



Columbine Gardens, Greater Leys
Guide Price £345,000


MARTIN&CO



Columbine Gardens, Greater Leys

2 Bedrooms, 1 Bathroom

Key Notes:

- Front-Facing Kitchen
- Ground Floor WC and Bathroom
- Converted garage providing versatile additional living/office space
- Cul De Sac Location
- Updated Kitchen
- South East Facing Rear Garden
- Vacant Possession
- Off Road Parking- Two Vehicles
- Council Tax Band: C
- Tenure: Freehold



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

A well-presented two-bedroom semi-detached family home with driveway parking and a south-east facing garden, ideally positioned in a quiet cul-de-sac in the popular Greater Leys area.

The ground floor offers a welcoming entrance hallway leading to a front-facing kitchen and a bright rear lounge, complete with French doors opening onto the garden perfect for indoor-outdoor living. There is also a convenient ground floor WC. In addition, the former garage has been thoughtfully converted to provide a versatile extra room, ideal as a home office, playroom, or snug.

Upstairs, the property comprises two bedrooms and a modern family bathroom, all accessed via the central landing.

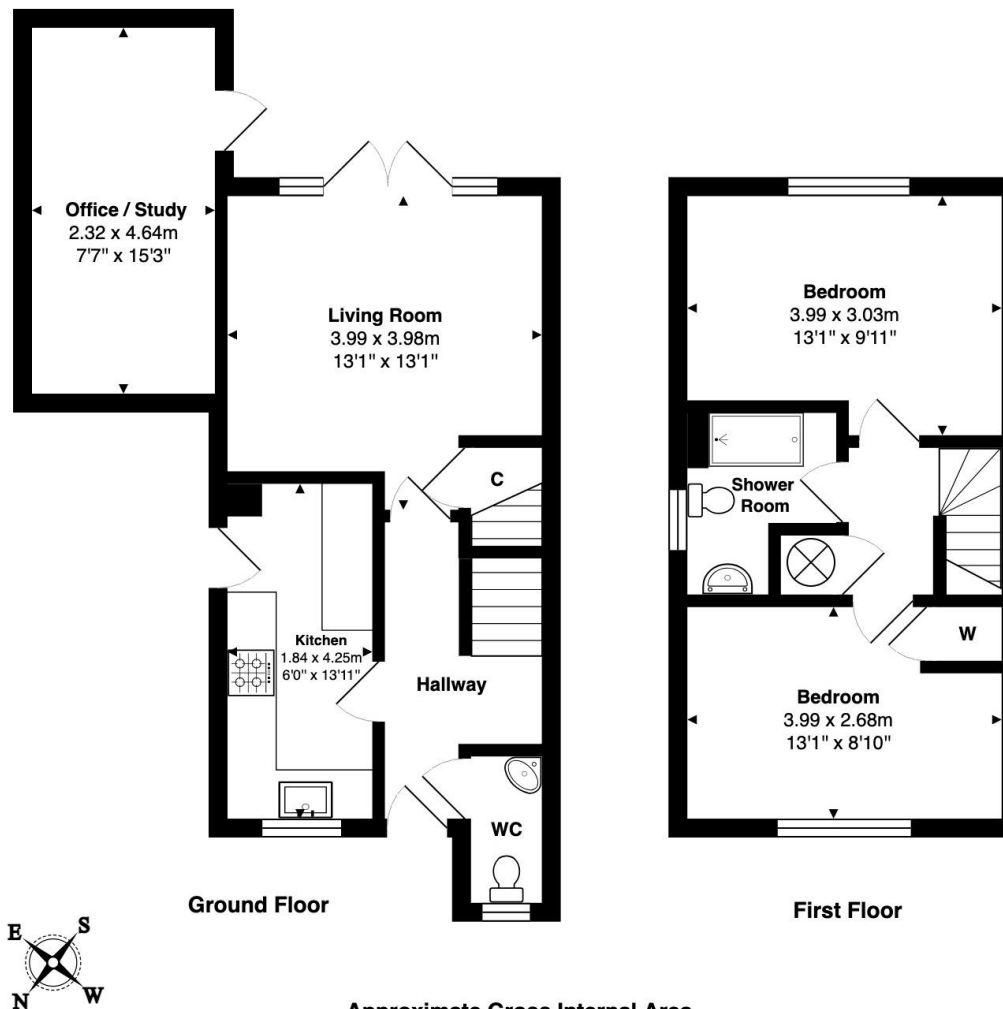
Externally, the home benefits from a front garden, private driveway parking, and an enclosed rear garden with a desirable south-east aspect.

Greater Leys is a well-established residential area to the southeast of Oxford, offering excellent access to major employment hubs including the BMW Mini Plant and Oxford Science Park. The area is well-served by local amenities such as supermarkets, schools, healthcare services, and leisure facilities. Regular bus routes provide easy connections to Oxford city centre, while the nearby Eastern Bypass ensures convenient access to wider road networks making this an ideal location for commuters.









Ground Floor

First Floor

Approximate Gross Internal Area

75.1 m² ... 808 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.

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