



2



Property Description

The property is entered through a porch that leads into the hallway, with doors providing access to a ground floor bedroom to the front and an extended open-plan kitchen/living room at the rear. The kitchen/living area features tiled underfloor heating, an island with breakfast bar and integrated appliances. Bifold doors at the rear open onto the garden, offering a space suitable for both everyday living and entertaining. A ground floor shower room and a utility room are also accessed from the hallway.

Stairs lead from the hallway to the first floor, which comprises three well-proportioned bedrooms and a family bathroom.

Externally, the property includes a front garden and a low-maintenance rear garden with a patio, astroturf lawn, a covered seating area and gated rear access. Residents' parking is available to the rear.

Pipkin Way is conveniently positioned off Iffley Road with access to Oxford city centre and can also be reached via the Towpath along the River Thames. The property is a 1.5 miles walk to Oxford city centre and 2.0 mile walk to Cowley Road where you have an array of local amenities including supermarkets, cafes, restaurants, public houses/bars and much more. There are also many bus services situated within close proximity to the property providing access around Oxford and further.

Kitchen/Living Room

21' 3" max x 19' 3" max (6.48m max x 5.87m max)

Family Room

11' 1" max x 8' 7" max (3.38m max x 2.62m max)

Utility Room

4' 9" max x 5' 9" max (1.45m max x 1.75m max)

Bedroom 1

12' max x 9' 5" max (3.66m max x 2.87m max)

Bedroom 2

12' max x 9' 9" max (3.66m max x 2.97m max)

Bedroom 3

11' max x 9' 4" max (3.35m max x 2.84m max)





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

To view this property please contact Connells on

T 01865 748 448
E cowley@connells.co.uk

60 Between Towns Road
 OXFORD OX4 3LR

EPC Rating: C Council Tax
 Band: D

view this property online connells.co.uk/Property/COW309007

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COW309007 - 0008