



**Connells**

St. Martins Road  
Oxford



### Property Description

Upon entering, the hallway provides access to the kitchen and a dining area, which leads to an extended lounge with doors opening to the rear garden. A ground floor bathroom is also accessible from the hallway.

Stairs lead to the first floor, where there are four bedrooms and a separate WC.

Externally, the property features a front garden with potential for driveway parking (subject to planning) and a rear garden with gated side access.



### Lounge

18' 7" max x 12' 7" max ( 5.66m max x 3.84m max )

### Dining Room

7' 7" max x 11' 9" max ( 2.31m max x 3.58m max )

### Kitchen

13' 9" max x 10' 5" max ( 4.19m max x 3.17m max )

### Bedroom 1

12' 2" max x 11' 9" max ( 3.71m max x 3.58m max )

### Bedroom 2

11' 9" max x 9' max ( 3.58m max x 2.74m max )

### Bedroom 3

10' 11" max x 9' 2" max ( 3.33m max x 2.79m max )

### Ground Floor Bathroom

8' 6" max x 5' 4" max ( 2.59m max x 1.63m max )

### Seperate Wc 1st Floor

7' 9" max x 3' 2" max ( 2.36m max x 0.97m 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](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/COW310061](http://connells.co.uk/Property/COW310061)**

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: COW310061 - 0009