



THOMAS
MERRIFIELD
SALES LETTINGS
For Sale

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24 Oxford Road, Littlemore,
Oxford, OX4 4PE

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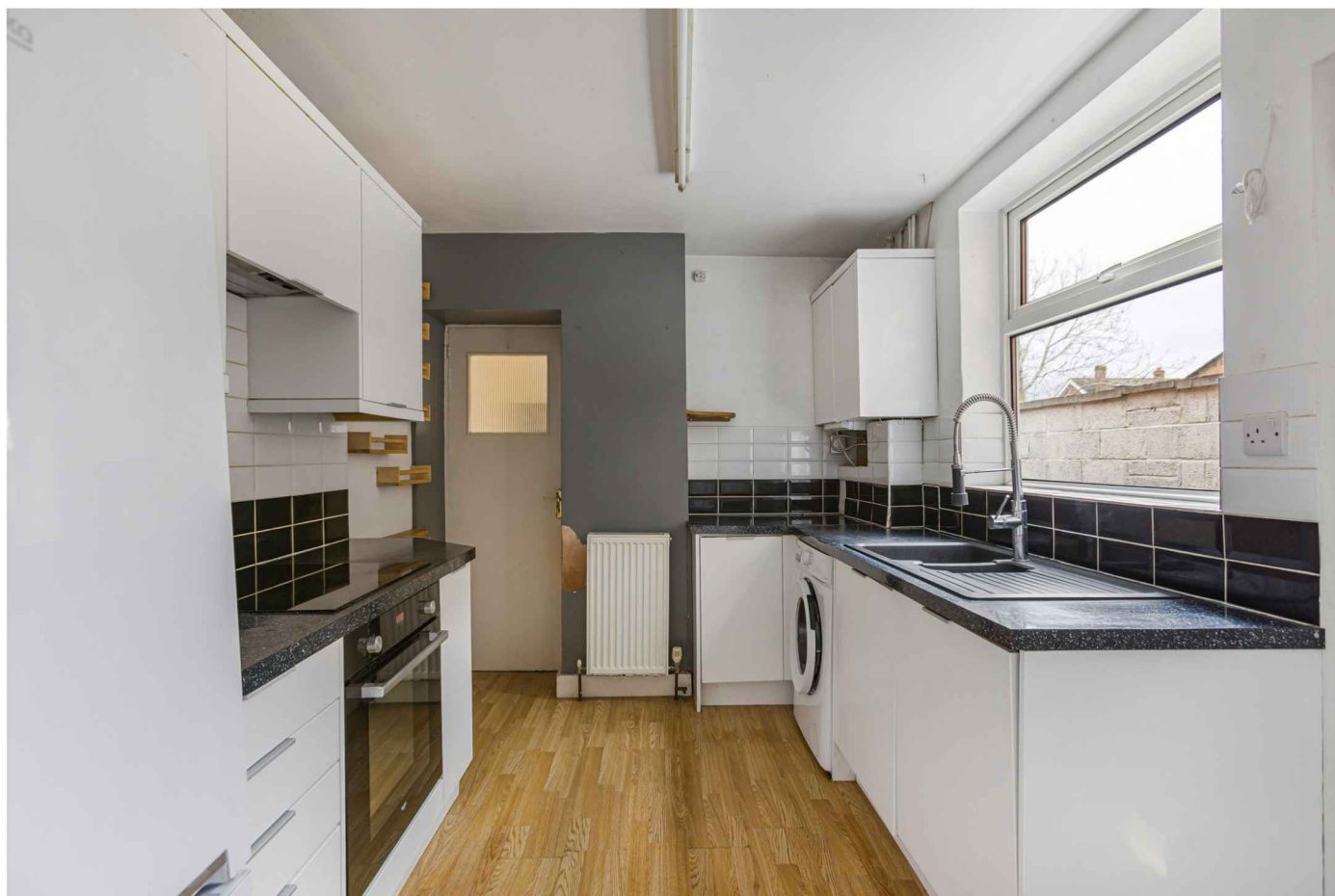
A charming three bedroom bay fronted Victorian house, attractive for its period facade, with well-proportioned accommodation typical of homes from this era.

- Entrance hall
- Living room with bay window
- Dining room with fireplace
- Fitted kitchen
- Downstairs shower room
- Three bedrooms
- Front garden with off-street parking
- Rear garden with side passage
- Council tax Band: C
- EPC Rating: D

Offered to market with no upper chain, the accommodation comprises, entrance hall, living room with bay window, dining room with window to rear and door leading to, kitchen comprehensively fitted with a matching range of base and wall units and integrated appliances, door leading to, shower room. On the first floor there are three good sized bedrooms.

Outside, the front garden benefits from off-street parking. There is a generous rear garden which can also be accessed via locked side passage which is shared with the neighbour and provides excellent access for bicycles etc. According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is good outdoor and in-home.

Guide Price £420,000 Freehold

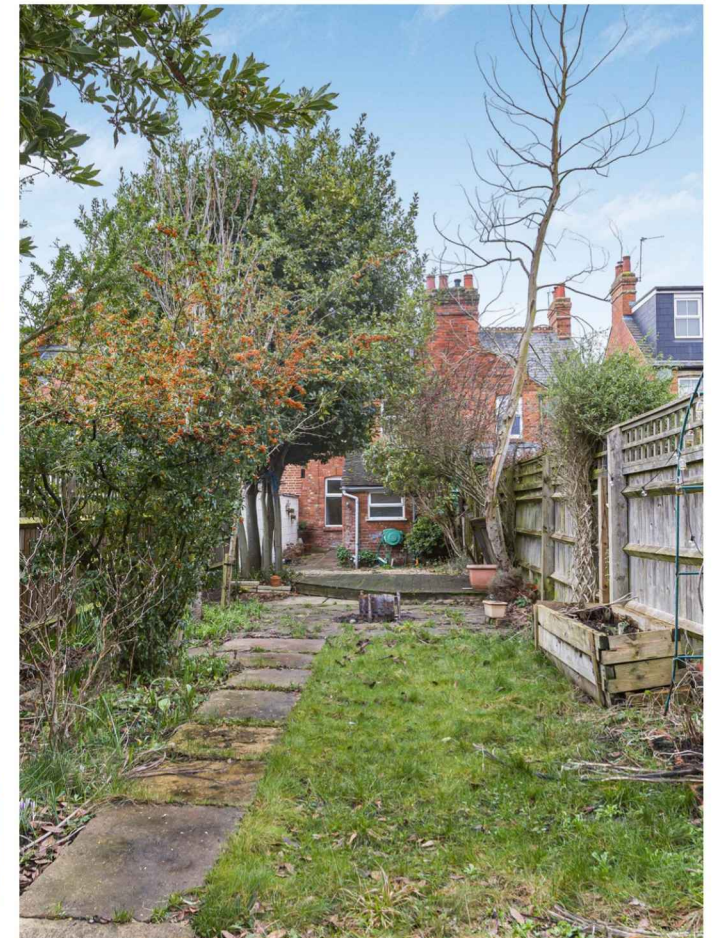




Excellent transport links provide direct access by rail and bus into London Paddington and Victoria.

Locally you'll find a Sainsbury's superstore, Templars Square Shopping Centre, and Cowley Retail Park, which includes Marks & Spencer and Tesco.

The area is well-served by popular pubs, while Florence Park and the Sandford Lock are just a short stroll away. A variety of gyms and leisure facilities, including David Lloyd are close at hand. Oxford city centre, Cowley Road and Oxford Rail Station is easily reached by bus or bicycle, offering a wealth of amenities and convenience.



**Approximate Gross Internal Area 959 sq ft - 89 sq m
(Excluding Outbuilding)**

Ground Floor Area 517 sq ft – 48 sq m

First Floor Area 442 sq ft – 41 sq m

Outbuilding Area 81 sq ft – 8 sq m

