



Connells

Merlin Road
Oxford



Property Description

Upon entering the property, you are welcomed into a front-facing sitting room, providing the main reception space. The sitting room leads through to a kitchen/dining room at the rear of the property. The kitchen is fitted with a range of wall and base units and includes space and plumbing for a variety of everyday appliances. There is also room for a dining table, making it suitable for both dining and entertaining. A door from the kitchen provides direct access to the rear garden. In addition, the ground floor benefits from a WC.

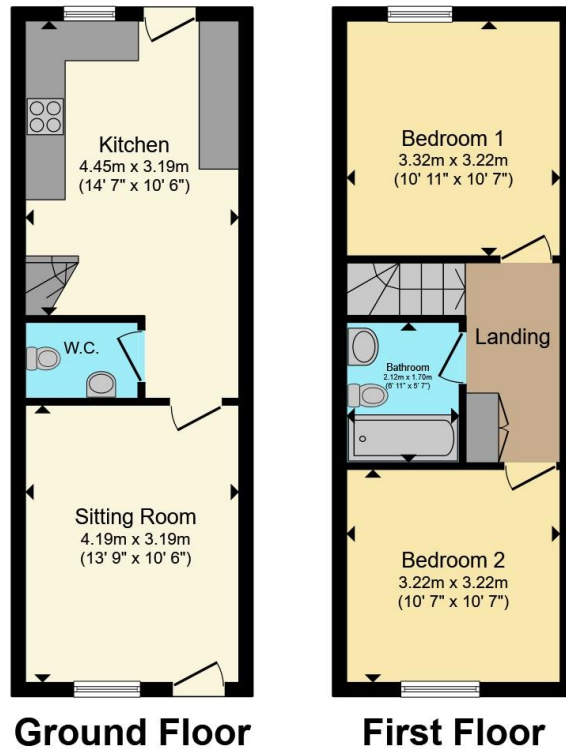
Stairs from the kitchen/dining room lead to the first floor, which comprises two well-proportioned bedrooms and a bathroom.

Externally, the property benefits from driveway parking to the front and an enclosed rear garden.

Blackbird Leys is located to the southeast of Oxford and is well placed for access to major employment hubs, including the BMW Mini Plant, Oxford Science Park, and Oxford Business Park. The nearby Cowley Retail Park provides a range of shops and services, while the area also benefits from a local leisure centre offering sports and fitness facilities. Regular bus services run through Cowley Centre, providing direct connections into Oxford city centre, making the location convenient for both work and leisure.







Total floor area 64.3 m² (692 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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60 Between Towns Road
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EPC Rating: C Council Tax
 Band: B

view this property online connells.co.uk/Property/COW310986

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.

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