

Nightingale Avenue, Oxford, OX4 7GD

allen & harris

welcome to

Nightingale Avenue, Oxford

Allen and Harris are proud to present to the market this two-bedroom end terrace house with garage and private garden, sold with no onward chain. The property is welcomed by an entrance hallway leading to the kitchen/diner with fitted units and space for appliances, then leading into the lounge with patio doors to the rear garden. To the upper floor are the master bedroom with built-in wardrobe, small double bedroom and family bathroom. Externally the rear garden offers a patio and gravel seating area, then partially laid to lawn with storage shed to the back.



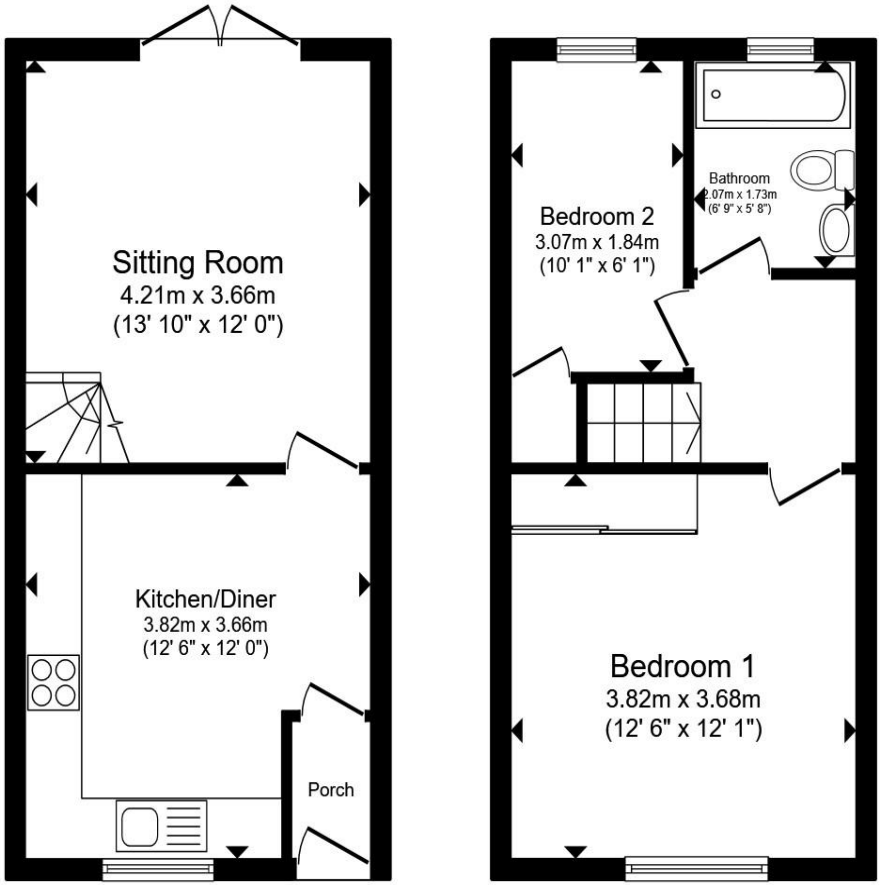












Ground Floor **First Floor**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 56.9 m² (612 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

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Nightingale Avenue, Oxford

- No Onward Chain
- Two Bedrooms
- Garage
- Modern Brick Build
- Private Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: B

The front boasts a garage and parking for added convenience and security. The property location offers excellent access for commuting in and around Oxford for the ring road and surrounding south villages. The Kassam Complex with several entertainment options and Football Stadium is just under a mile away. There are supermarket and retail units within a mile distance as well as multiple schooling options, also local employers such as BMW Mini, Unipart, Oxford Business Park and The Science Park.

offers in excess of

£300,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/RSH106680

The Property Ombudsman

Property Ref:
RSH106680 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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