



Connells

Kelburne Road
OXFORD

Kelburne Road
OXFORD OX4 3SH

for sale offers over
£450,000



Property Description

Upon entering the property, a hallway provides access to a bay-fronted sitting room at the front and a dining room at the rear, which opens into a sun room. The kitchen is accessed from the dining room, while a ground floor shower room is located off the sun room.

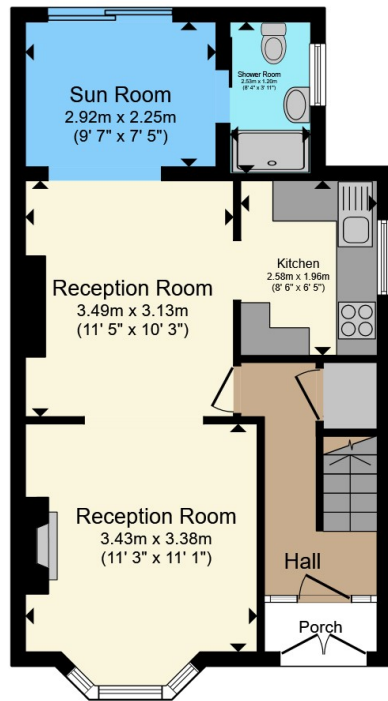
Stairs from the hallway lead to the first floor, where there are three bedrooms. The principal bedroom benefits from built-in wardrobes and shelving. There is also a family bathroom on this floor.

Externally, the property features driveway parking, a garage and an enclosed rear garden.

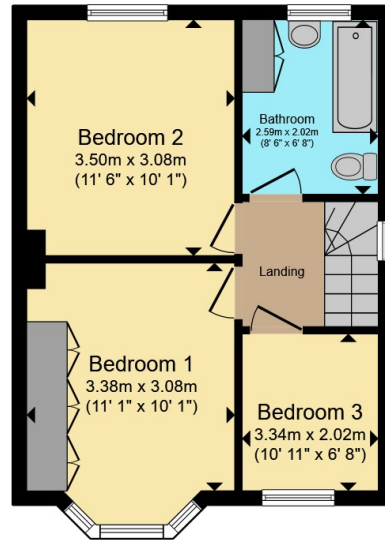
Kelburne Road is situated in a well-established residential area of Cowley, Oxford. The property is conveniently located close to Cowley Centre, which offers a wide range of amenities, including supermarkets, retail stores, cafés, banks, healthcare services, and a leisure centre. Regular bus services operate nearby, providing direct links to Oxford city centre, making this an ideal location for commuters and those requiring easy access to the city. Kelburne Road also benefits from excellent transport connections, with convenient access to the Eastern and Southern By-Pass Roads (A4142 and A4074), which connect to the wider road network, including the A34, A40, and M40.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

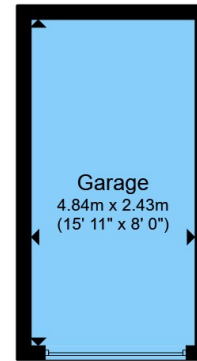




Ground Floor



First Floor



Garage

Total floor area 94.4 m² (1,016 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

Connells



To view this property please contact Connells on

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

view this property online connells.co.uk/Property/COW310873

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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