

Connells

Samphire Road
OXFORD

Samphire Road
OXFORD OX4 6RF

for sale offers over
£310,000







Property Description

Upon entering the property, you are welcomed into a kitchen/dining room fitted with a range of wall and base units. The kitchen includes an integrated electric hob and oven, fridge/freezer, dishwasher and washing machine, while also providing space for dining furniture. Leading off the kitchen is a separate sitting room, which benefits from French doors opening directly onto the rear garden. A ground floor WC completes the ground floor accommodation.

Stairs rise to the first floor, which comprises two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a front garden and a south-facing rear garden featuring a patio area and an artificial lawn. To the rear of the garden, there is allocated parking, providing convenient off-road vehicle access.

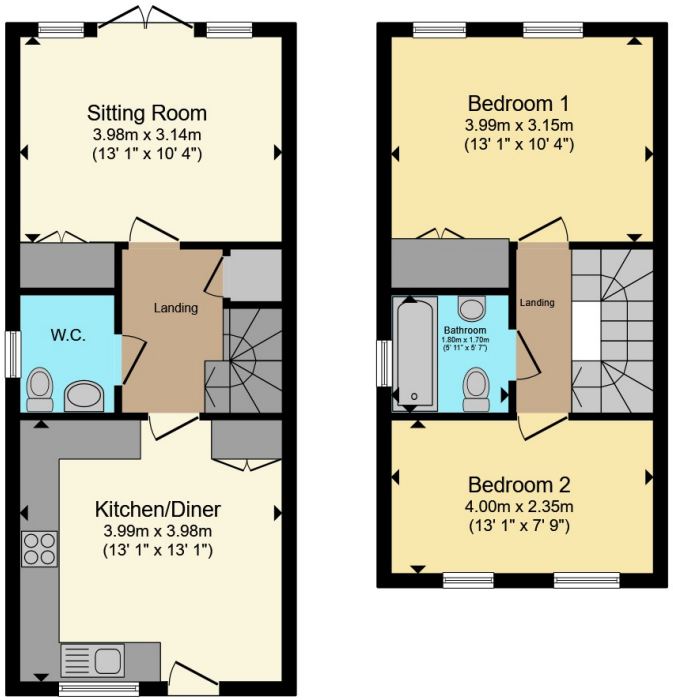
Blackbird Leys is located to the southeast of Oxford and is well placed for access to major employment hubs, including the BMW Mini Plant, Oxford Science Park, and Oxford Business Park. The nearby Cowley Retail Park provides a range of shops and services, while the area also benefits from a local leisure 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.

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.

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Ground Floor **First Floor**





Total floor area 72.2 m² (777 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
OXFORD OX4 3LR

EPC Rating: A

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/COW309029

The Property Ombudsman

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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.