

49 COWLEY ROAD

LITTLEMORE, OXFORD OX4 4LF

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A well-presented two-bedroom Victorian terraced home located in Littlemore.

The ground floor accommodation comprises of an entrance hall, knocked through sitting room with bay window and a characterful fireplace. The dining area has a lovely window on to the rear patio and garden beyond. At the rear, there is a well-equipped kitchen.

On the first floor there are two generous double bedrooms and a particularly spacious family bathroom.

The front of the property is set back from the road and accessed along the terrace by a pathway.



2



1



1



Approx. 129ft garden

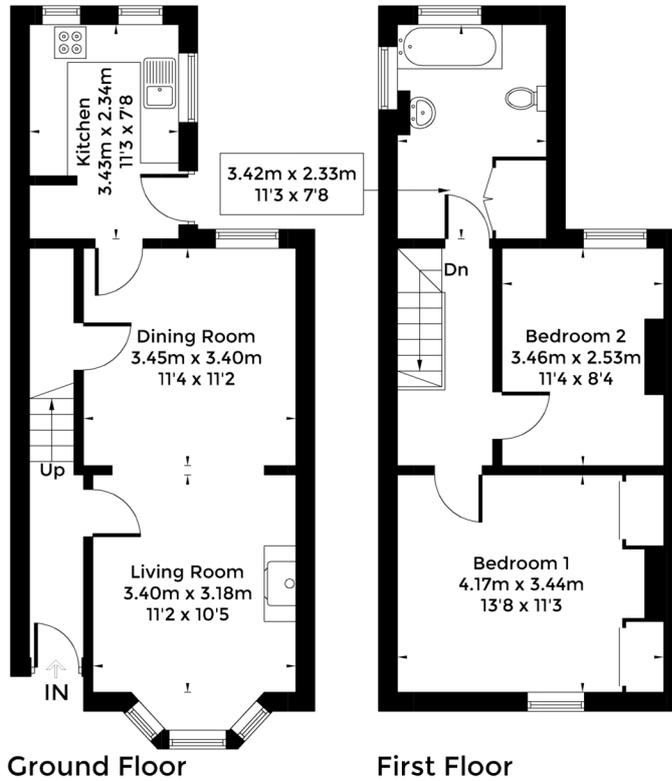
GUIDE PRICE

£375,000





Approximate Gross Internal Area = 76.5 sq m / 823 sq ft



Council Tax:
Band C - £2,270.55

Parking:
On-street parking

Local Authority:
Oxford City Council

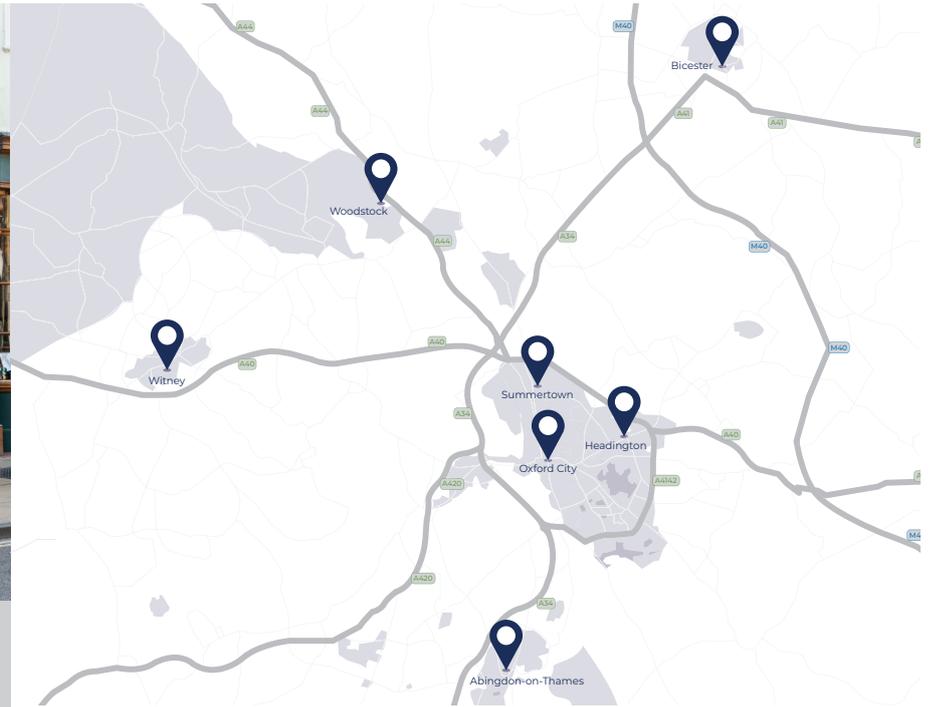
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

LOCATION COMMENT

Littlemore is very well placed for easy access to the ring road, Business and Science Parks, and the Headington hospitals. There are various local amenities and there is a regular bus service to the city centre and train station.



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