

26 LEAFIELD ROAD

TEMPLE COWLEY, OXFORD OX4 2PL

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A three-bedroom terraced home with driveway parking and a garage accessible from the garden.

Located in the popular Temple Cowley area of east Oxford, this family home comes to the market beautifully presented throughout and has the benefit of no onward chain.

The ground floor accommodation comprises a porch, an entrance hall, a modern kitchen, and a spacious living room with doors opening out into the garden.

On the first floor there are two double bedrooms, a single bedroom, and shower room.

To the rear of the property there is west facing garden that is designed with easy maintenance in mind. To the rear of the garden there is access to the garage and off



GUIDE PRICE

£415,000

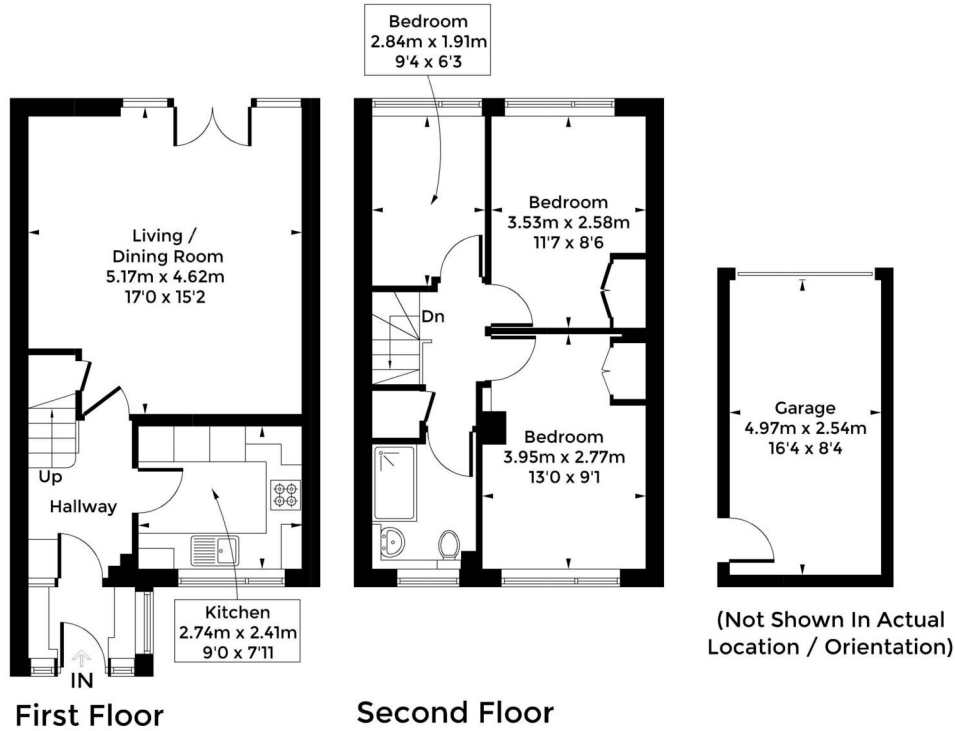


22.6ft rear garden





Approximate Gross Internal Area = 73 sq m / 785 sq ft
 Garage = 12.6 sq m / 136 sq ft
 Total = 85.6 sq m / 921 sq ft



Council Tax:
 Band D - £2554.37

Parking:
 Off-street parking

Local Authority:
 Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

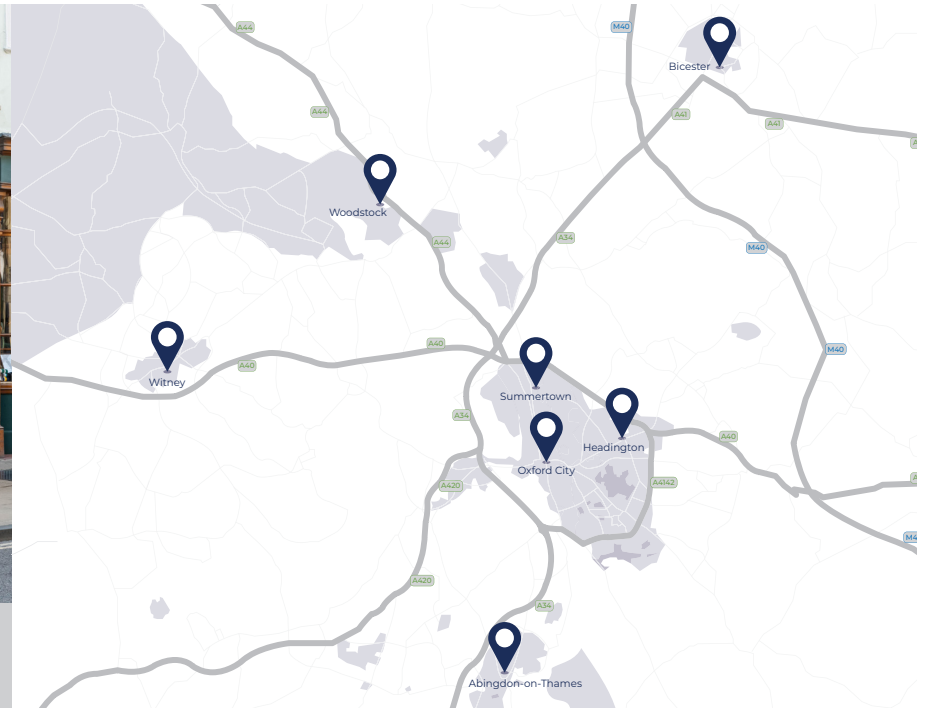
“ LOCATION COMMENT

Leaffield Road is located off Crescent Road in the popular area of Temple Cowley. There is a local convenience shop within a few minutes' walk and there are regular buses to the city centre and Headington from nearby bus stops.



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