

38 Leaffield Road

COWLEY, OXFORD OX4 2PL

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A well presented two bedroom end of terraced house situated in the sought-after Temple Cowley.

Well maintained by its current owners, the property has benefited from enhancements to the kitchen, décor, and garden, and has also been reroofed. The accommodation includes an entrance porch, a generous sitting/dining room, and a bright kitchen/breakfast room with direct access onto the west-facing rear garden and patio.

On the first floor there are two double bedrooms and a family bathroom. Outside, the enclosed rear garden benefits from gated side access and has been attractively tended. The property also includes a secure off-road parking space and features modern solar panels, significantly reducing energy costs.



2



1



1



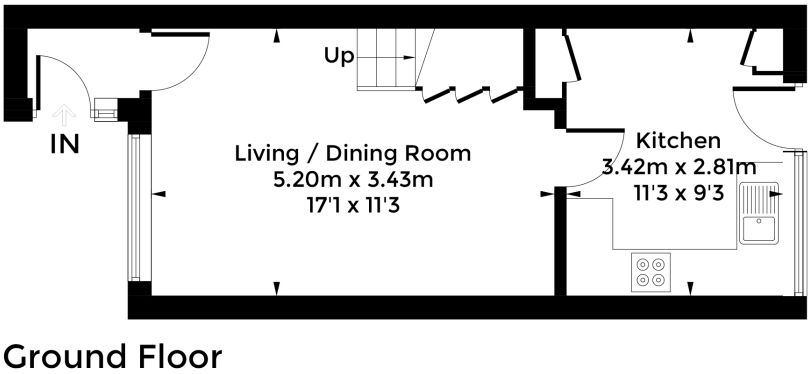
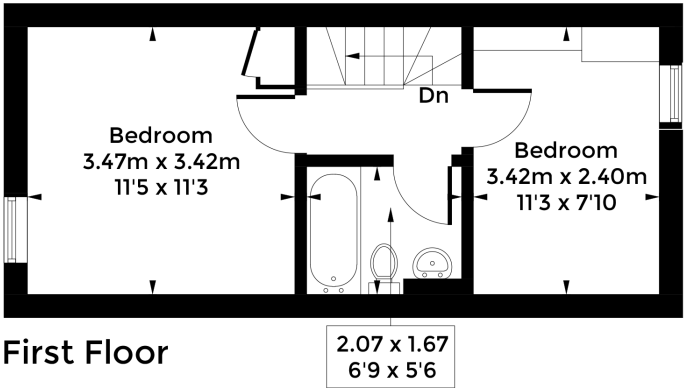
West facing

GUIDE PRICE





Approximate Gross Internal Area = 57.9 sq m / 623 sq ft



Council Tax:
Band C - £2378.25

Parking:
Secure off-road parking space

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	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

“Lovely 2-bed in Temple Cowley

Leaffield Road sits just off Crescent Road in Temple Cowley, a location popular with young professionals and families thanks to its strong community feel, excellent access to the city centre and ring road, and close proximity to the wide range of amenities at Cowley Centre, only a short walk away.



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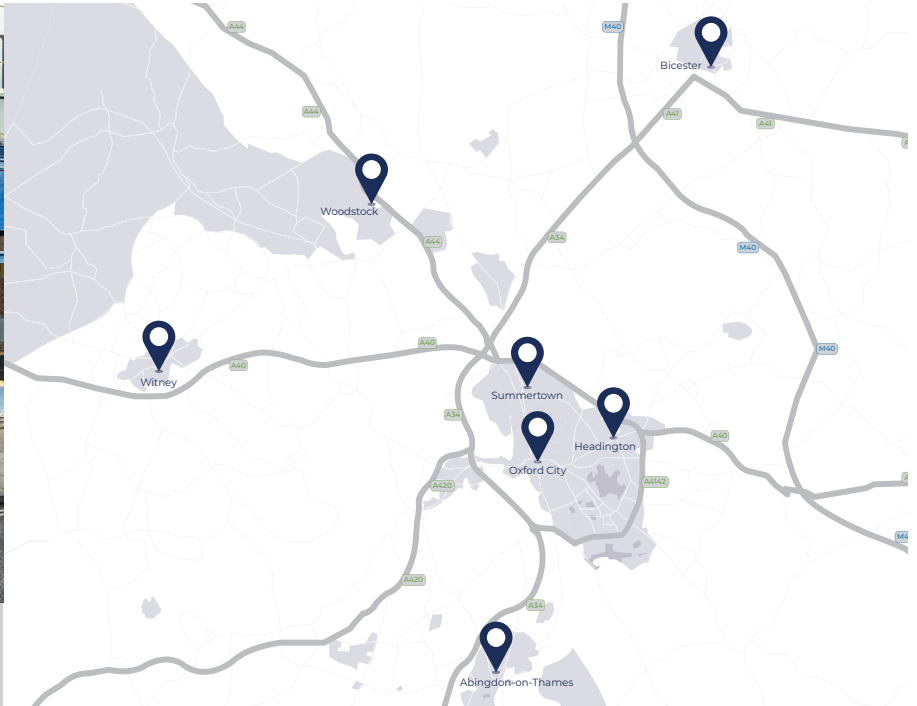
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