



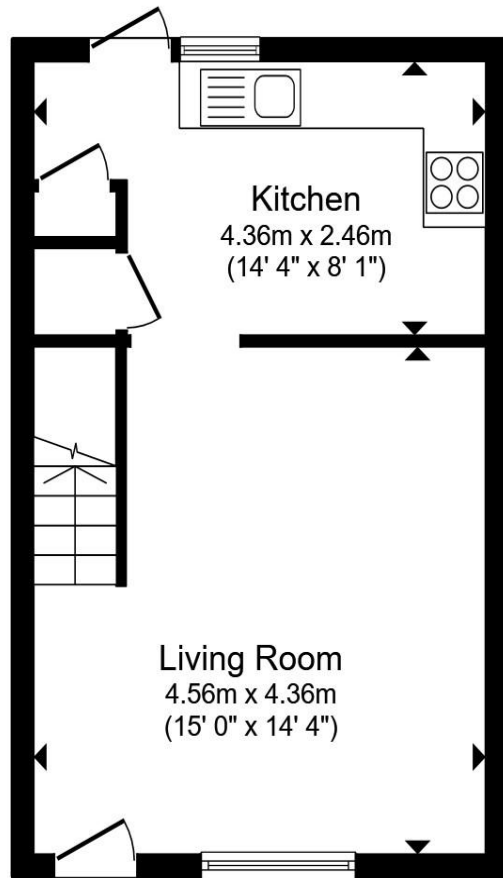
Balfour Road, Oxford, OX4 6AE

welcome to

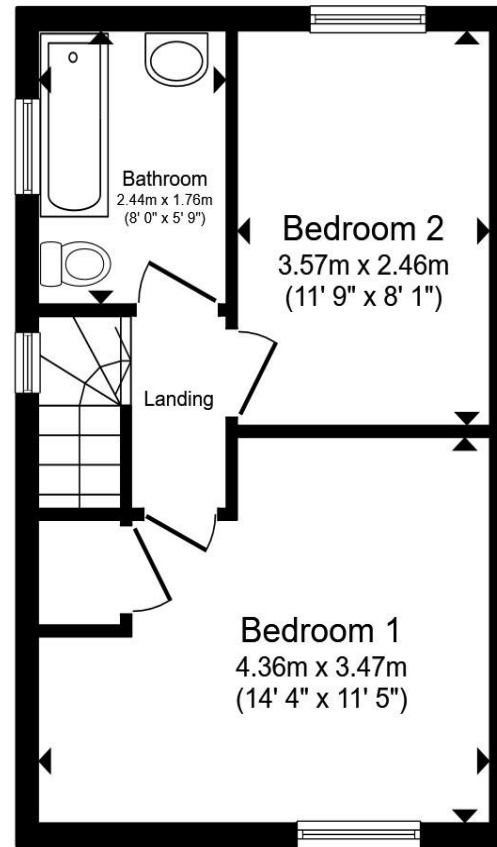
Balfour Road, Oxford

Allen and Harris are proud to present to the market this modern two-bedroom end terrace house with extensive gravelled driveway, potential to extend (STPP) and sold with no onward chain. This two-bedroom end terraced house benefits from modern kitchen and bathroom, hard wearing flooring, low maintenance driveway and rear garden, making this ready to move into for a rental investment or first-time buyer. Upon entering the property, you are met with a bright and spacious lounge with wooden flooring which then leads into the kitchen with fitted units, tiled floor and door leading to the rear garden. To the first floor are the two double bedrooms and family bathroom. Externally the property benefits from a substantial gravelled driveway which wraps around the property, offering potential to extend to the side or rear (STPP) and there is a separate gated access to the rear garden from the side.





Ground Floor



First Floor

AGENTS NOTE:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 62.1 m² (668 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

welcome to

Balfour Road, Oxford

- No Onward Chain
- Potential to Extend (STPP)
- Driveway for Several Cars
- Modern interior
- Two Double Bedrooms
- Low Maintenance Rear Garden

Tenure: Freehold EPC Rating: B
Council Tax Band: C

guide price

£325,000

The property is excellently placed for commuting in and around Oxford, with public transport linking you directly into the city, train station and Headington hospitals and the Oxford Ring road for A34/A40/M40. There are several school options, places of worship, sporting facilities and amenities including pharmacy, post office, doctors, dentist, food outlets. Larger supermarkets and retail parks are just over 1 mile distance.



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/RSH106594



Property Ref:
RSH106594 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01865 711441



oxford@allenandharris.co.uk



82 Rose Hill, OXFORD, Oxfordshire, OX4 4HX



allenandharris.co.uk