



50 CAMPBELL ROAD
OXFORD, OX4 3PG

**PENNY &
SINCLAIR**

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A beautiful end-of-terraced home, extensively re-modelled by the current owners, on the doorstep of Florence Park.

Two bedrooms • Stylish bathroom • Open plan living • Contemporary kitchen • Mature garden • Garage • Off street parking • Scope to extend (stp) •

DESCRIPTION

A 1930's bay-fronted end of terraced property which has undergone an extensive refurbishment programme by the current owners. The ground floor offers an entrance porch, a fabulous open-plan living/kitchen arrangement and cloakroom on the ground floor, while the first floor enjoys two bedrooms and stylish bathroom. During the refurbishment particular care and attention was given to fittings and finish throughout. There is under floor heating, integrated appliances and ample storage. Outside there is a shared driveway leading to a single garage and a wonderful mature and well establish rear garden. Subject to the usual consents, there is scope to extend to the property.

LOCATION

Campbell Road is adjacent to Florence Park which was opened in 1934. The park is an ideal place to relax in as well as keep fit with its tennis courts, table tennis areas, bowls green, crazy golf, and the children's centre. The Cowley Road is approximately five minutes away with its array of shops, restaurants and bars and access to the city centre, ring road and the science/business parks is excellent. The London/airport coach is located in St. Clements.

DIRECTIONS

From The Plain proceed along the Iffley Road and through the traffic lights at Donnington bridge. Take the second left (opposite the Peugeot garage) in to Cornwallis Road, then take the second right in to Campbell Road. Follow this road and the property will be found on the left towards the far end of the road.





VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Penny & Sinclair's staff who has seen the property, in order that you do not make a wasted journey.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

SERVICES

All mains services are connected.

TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council

Town Hall

St Aldates

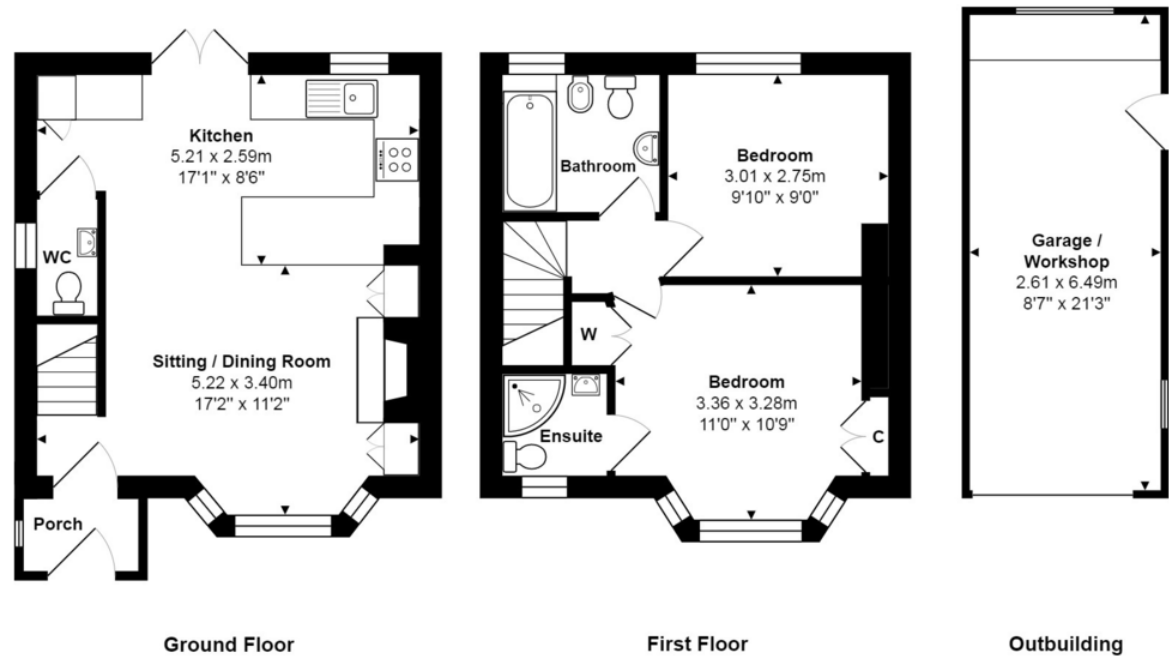
Oxford

OX1 1BX

Telephone (01865) 249811

Council Tax Band: C amounting to £1,607.51(2017/18)





Approx. Gross Internal Area: 78.8 m² ... 848 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk



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