

FOR SALE



Bodley Road, Littlemore
£475,000

MARTIN & CO



Bodley Road, Littlemore

3 Bedrooms, 1 Bathroom

£475,000

Key Notes:

- High Energy Efficiency Rating
- Council Tax Band: C
- Large South-West Facing Rear Garden
- Semi-Detached House
- Side Access to Rear Garden
- Off-Road Parking
- Close to Local Amenities
- Open-Plan Kitchen Dining Area
- WC/Utility Room



Score	Energy rating	Current	Potential
92+	A	99 A	102 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Martin & Co welcome a Beautiful Three Bed Semi-Detached House situated on Bodley Road, Littlemore. The property has had a lot invested into it by the current owners to make it very Energy Efficient. Owners Comments have been outlined below to go in depth of what has been done.

Entering the hallway, the property comprises of the following; an Enclosed Living Room benefitting from a Bay Fronted Window. A WC/Utility Room and then the Spacious Open Plan Kitchen Dining Area. The property has had a Single-Storey Rear Extension which has created this stunning open place. With the Bi-Fold Doors looking out to the South-West Facing Rear Garden and the Sky Lights above the dining area, this space attracts plenty of natural light.

Arriving on the First Floor, you have Three Bedrooms and the Family Bathroom. One of the Bedrooms is currently used as a Home Office/Study Space.

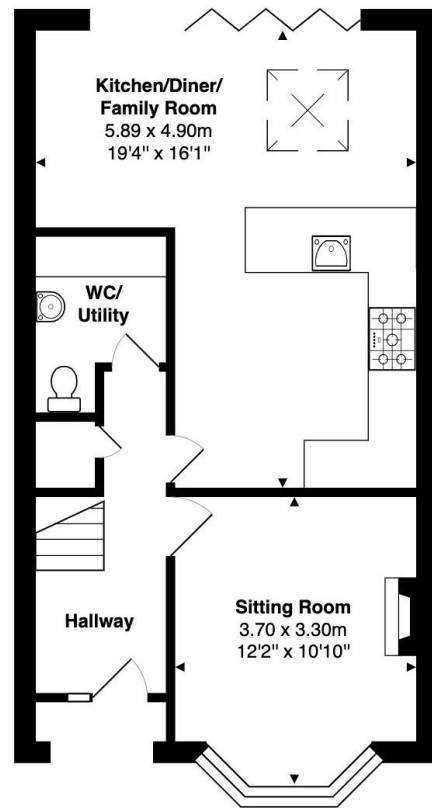
The property has a Large South West Facing Rear Garden and also has an outer building at the end. In addition, there is also Off Road Parking at the front and side access to the Rear Garden.

Bodley Road is situated within the ring road in a popular residential area bordering Littlemore and Cowley. There is good access to local amenities and green spaces. The Business and Science Parks are within walking distance and local buses take you to the centre of town and the train station in around 20 minutes. The ring road and M40 are easily accessible by car.

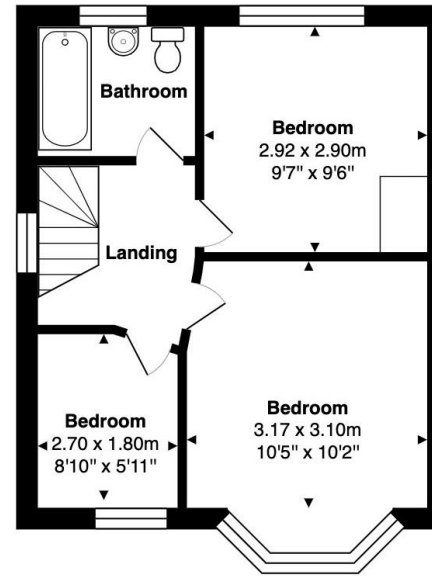
Owners Comments: We have lived on Bodley Road for seven years and have really enjoyed bringing up our two young children here. It's a lovely quiet road set back from main through routes, so safe for walking and cycling to school, parks, and friends' houses. The neighbours are lovely too! We've invested a lot in making the house really energy efficient, including external wall and under floor insulation, new windows and doors, and solar panels with a 10kw battery. Most months of the year we make more electricity than we use, which is then sold back to the grid. The house is now ready for heat pump installation to take it completely off gas, and we've had an all-inclusive quote of £2500 from Octopus to do this. We have enjoyed creating a lovely garden for kids, adults, and wildlife - and even had a family of hedgehogs visiting this summer. We have a couple of small parks/playgrounds within 5 minute walk, and the amazing Florence Park is a 15 minute walk/5 minute cycle. We'll honestly be really sad to leave!







Ground Floor



First Floor

Approximate Gross Internal Area 77.7 m² ... 836 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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.