

FOR SALE



Boswell Road, Cowley

Guide Price: £399,950


MARTIN & CO

Boswell Road, Cowley

Key Notes:

- Close to Local Amenities
- Potential to Extend STPP
- Open Plan Kitchen Dining Space
- Driveway Parking
- Spacious Rear Garden
- No Onward Chain
- Council Tax Band: C
- Vacant Possession
- Three Bedrooms
- Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Martin & Co are delighted to present this three-bedroom mid-terraced home on Boswell Road. Offered to the market with no onward chain and vacant possession, this property benefits from a spacious rear garden and driveway parking, making it an excellent opportunity for homeowners and investors alike.

Internally, the property features a bay-fronted living room that allows for ample natural light, an extended open-plan kitchen and dining area, and additional storage space on the ground floor. The first floor comprises two generously sized double bedrooms and a larger-than-average family bathroom, while a loft conversion provides the third bedroom. There is also side access leading to the expansive rear garden, as well as off-street driveway parking.

Boswell Road is conveniently located close to Cowley Centre, offering easy access to Cowley Road and Oxford Road, which provide excellent transport links to the city centre and a variety of restaurants, bars, and shops. The Oxford Ring Road and Oxford Business Park are also within easy reach, while MINI Plant Oxford is just approximately one mile away.

This well-positioned home presents a fantastic opportunity in a sought-after area-early viewings are highly recommended!





Approximate Gross Internal Area

98.9 m² ... 1064 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 EB 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.

