

FOR SALE



Cornwallis Road, Oxford
Guide Price £525,000


MARTIN & CO

Cornwallis Road, Oxford

Key Notes:

- Mid-Terraced House
- Three Bedrooms
- Side Access
- Outdoor Office
- Open Plan Kitchen Living Area
- Located in sought after Florence Park Area
- Local Amenities Nearby
- Driveway Parking - Two Vehicles
- Council Tax Band: C
- Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

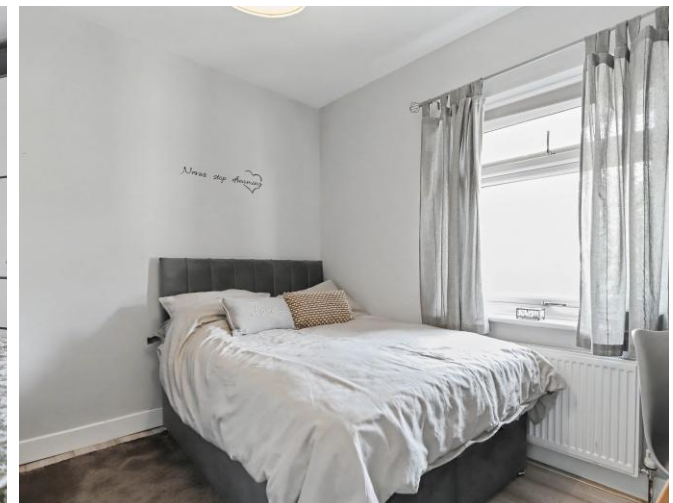
Martin & Co are delighted to present this beautifully extended three-bedroom mid-terraced home, ideally situated on Cornwallis Road in the highly sought-after Florence Park area of Oxford.

The accommodation comprises a welcoming living room and an impressive extended open-plan kitchen/dining room, creating the perfect space for modern family living and entertaining. The ground floor also benefits from a separate utility room and a convenient family bathroom.

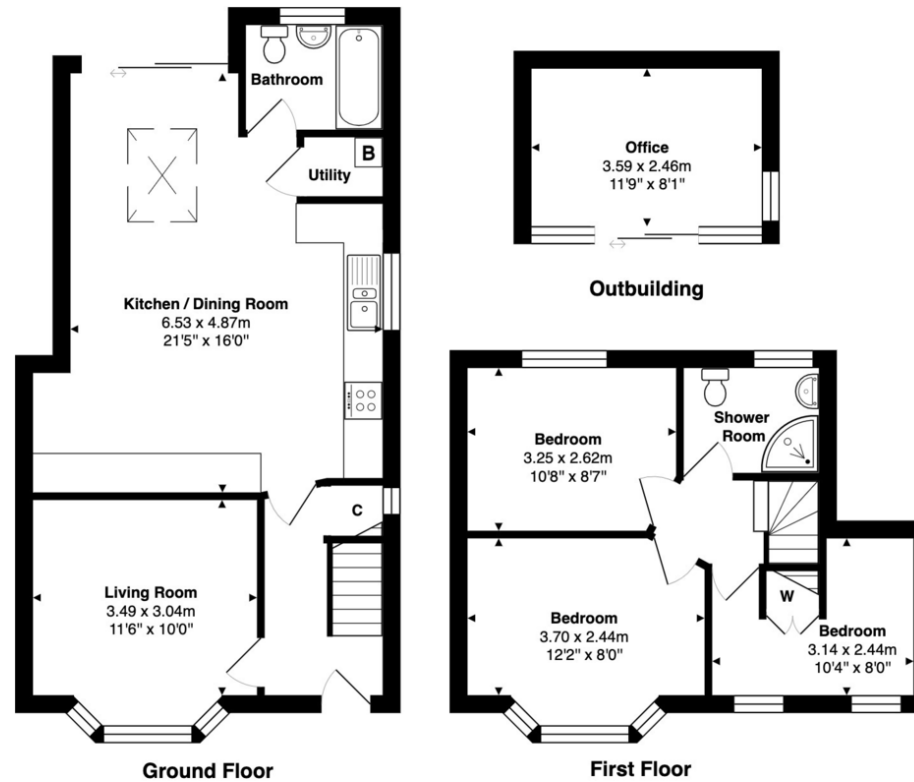
Upstairs, the property offers three well-proportioned bedrooms, including two generous doubles, together with a second family bathroom, providing flexible accommodation for growing families or those working from home.

Externally, the rear garden has been thoughtfully landscaped, featuring a spacious patio area ideal for outdoor dining, with the remainder laid to lawn. A detached garden office with power connected is positioned at the end of the garden, providing an ideal space for home working, hobbies or additional storage. Further benefits include gated side access and off-road parking for two vehicles.

Located within easy reach of Florence Park, highly regarded local schools, excellent transport links and Oxford city centre, this is a fantastic opportunity to acquire a spacious and well-appointed family home in one of the city's most desirable residential locations.







Approximate Gross Internal Area

Main House 85.0 m² / 915 ft²
 Outbuilding 10.5m² / 113 ft²
 Total 93.8 m² / 1010 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.

