



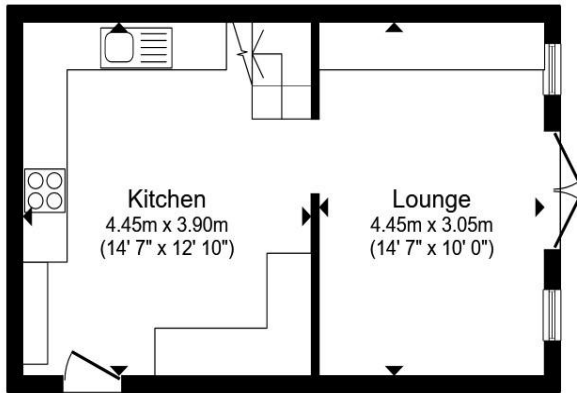
Lake Street, Oxford, OX1 4RN

welcome to

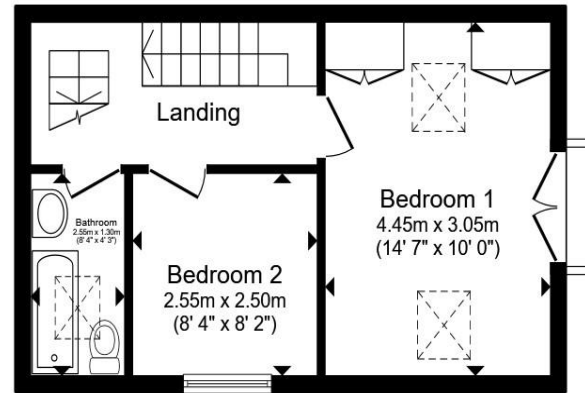
Lake Street, Oxford

Allen and Harris are proud to present to the market this modernised Victorian two bedroom, semi detached house, sold with no onward chain. The current owner has made many improvements including new flooring, painted walls and installation of a new boiler with hive system. The ground floor features a modern yet cosy open plan kitchen/dining area and a stylish separate living room with double doors to the garden, providing comfortable and practical living. The first floor comprises a master bedroom with Juliet balcony, further double bedroom and the family bathroom. A fantastic accessible loft room is currently utilised as a home office, offering additional space. Externally, the property enjoys a low-maintenance rear garden with wooden storage unit, creating an ideal setting for relaxing and entertaining and benefits from a secure gated driveway. The property is located in the Grandpont area of Oxford, which is much sought after due to its locality to the city centre, train station and Oxford ring road for commuting plus the River Thames pathway and Hinksey Park with outdoor pool offer fabulous options for nature walks and family socialising.

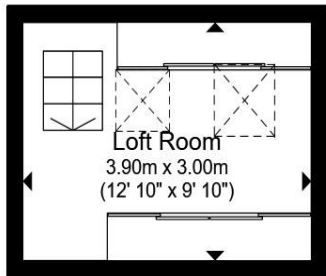




Ground Floor



First Floor



Second Floor

Total floor area 74.4 m² (800 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

Lake Street, Oxford

- No Onward Chain
- Modernised Victorian House
- Two Bedrooms
- Juliet Balcony
- Accessible Loft Room

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

offers in excess of

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/RSH106571



Property Ref:
RSH106571 - 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.

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.


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