

Connells

Rymers Lane
Florence Park Oxford

# Rymers Lane
# Florence Park Oxford OX4 3JY

for sale
**£425,000**







## Property Description

The entrance hallway leads to an open living and dining room. Towards the rear of the home, there is a kitchen as well as an additional reception room, both serving access out to the rear garden.

Stairs from the hallway lead to the first floor, where there are four bedrooms and a family bathroom.

Outside, the property offers driveway parking at the front and a south-west facing rear garden. There is also an outbuilding at the bottom end of the garden.

Rymers Lane is situated in a well-established residential area of Cowley, Oxford. The property is conveniently located close to Cowley Centre, which offers a wide range of amenities, including supermarkets, retail stores, cafés, banks, healthcare services, and a leisure centre. Regular bus services operate nearby, providing direct links to Oxford city centre, making this an ideal location for commuters and those requiring easy access to the city.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

### Living Room
18' 1" max x 18' 6" max ( 5.51m max x 5.64m max )

### Reception Room
13' 1" max x 6' 7" max ( 3.99m max x 2.01m max )

### Kitchen
13' 3" max x 8' 7" max ( 4.04m max x 2.62m max )

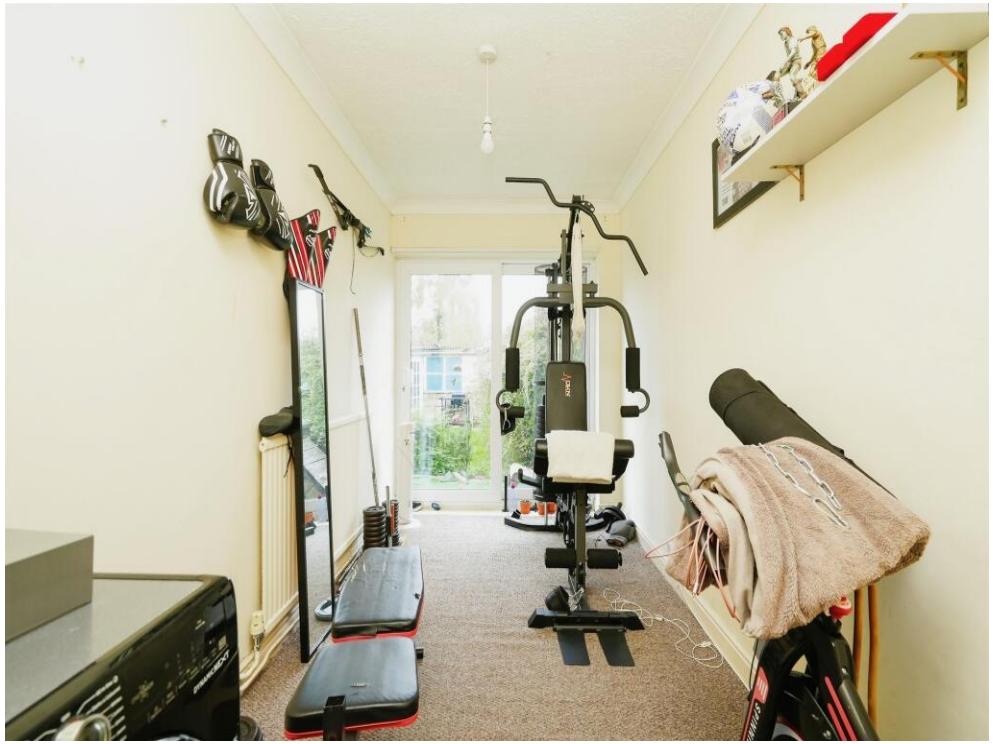
### Bedroom 1
8' 2" max x 18' 1" max ( 2.49m max x 5.51m max )

### Bedroom 2
8' 7" max x 11' max ( 2.62m max x 3.35m max )

### Bedroom 3
10' max x 8' 3" max ( 3.05m max x 2.51m max )

### Bedroom 4
9' 2" max x 6' 8" max ( 2.79m max x 2.03m max )

### Bathroom
6' 1" max x 8' 4" max ( 1.85m max x 2.54m max )












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.focalagent.com

To view this property please contact Connells on

**T 01865 748 448**
**E cowley@connells.co.uk**

60 Between Towns Road
OXFORD OX4 3LR

EPC Rating: D

Council Tax Band: D

**view this property online connells.co.uk/Property/COW306041**

Tenure: Freehold

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.