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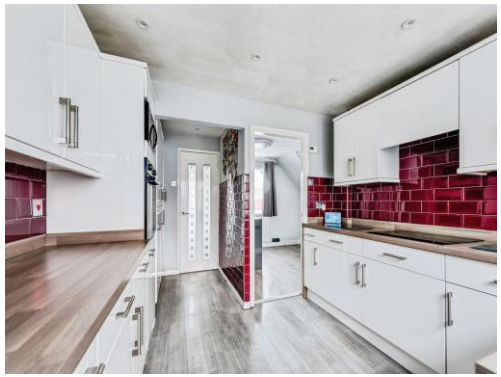
Sawpit Road
Oxford

Sawpit Road
Oxford OX4 6BE

for sale
£400,000







Property Description

Upon entering the property, a hallway provides access to the main ground floor accommodation. The principal living space comprises an open-plan lounge/dining room, with doors leading through to a conservatory. The conservatory benefits from heating and lighting, allowing it to be used throughout the year, and provides access to the rear garden. Also leading off the lounge/dining room is a separate kitchen, fitted with a range of wall and base units and incorporating integrated appliances, including an electric hob, oven and fridge/freezer. The kitchen also provides direct access to the rear garden. A separate WC completes the ground floor accommodation.

Stairs from the hallway lead to the first floor, which comprises three bedrooms, one of which benefits from built-in cupboards, together with a shower room.

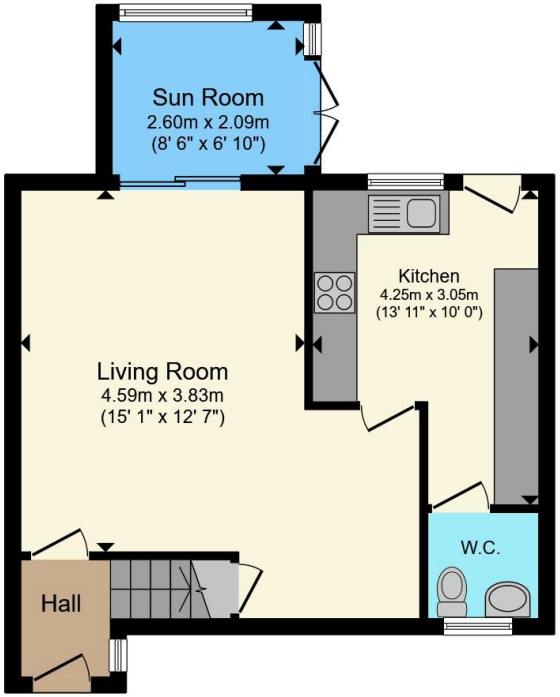
Externally, the property benefits from off-road parking and a well-presented south-facing garden

Blackbird Leys is located to the southeast of Oxford and is well placed for access to major employment hubs, including the BMW Mini Plant, Oxford Science Park, and Oxford Business Park. The nearby Cowley Retail Park provides a range of shops and services, while the area also benefits from a local leisure centre offering sports and fitness facilities.

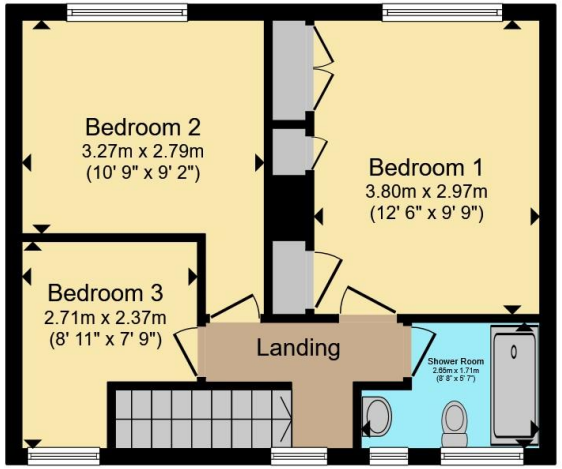
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.







Ground Floor



First Floor

Total floor area 87.7 m² (944 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





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EPC Rating: Awaited

Council Tax Band: C

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.

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