



72





72 Campbell Road, Oxford, OX4 3PG

Offers Over £400,000

**Presented in tidy condition having been tenanted until now, but an ideal candidate for modernisation and upgrading!**

A pleasant three bed house with a lengthy garden plus driveway parking, sat on a quiet side road just a few minutes' walk from the lovely open spaces of Florence Park. NO CHAIN

Given to the city in 1934 by a Councillor in memory of his sister, Florence Park is a large and beautiful open space popular with local residents, set to the South East of the city centre. Tennis courts, a cafe, large expanses of grass lawn, and a tree-lined avenue are just a few reasons why it has such a draw. Within a short distance there are schools, many shops and other amenities, and frequent bus services provide quick access in to the University, Business park and the city itself, with road and rail commuting to other towns and cities all very straightforward. Campbell Road is tucked away from traffic, a quiet residential street which is exceptionally popular for families.

Owned by the same family for several generations, number 72 is only now for sale as the last local family member is moving away. The property was upgraded with a full repaint, new carpets/ flooring throughout, new bathroom suite and updated electrics in recent years for rentals. However, it is ideally suited to a buyer who would also like to make their own changes and upgrades, rather than paying for someone else's taste. NB the property is currently leasehold, BUT this will be changed to freehold upon sale.

The front door opens directly into a small hall at the base of the stairs, which rise away from you. The main reception to the left is a light and bright room due in large part to a pleasant bay window to the front. A gas fire is fitted into the chimney breast, with a Baxi back boiler behind it that provides the radiator heating and hot water. Either side of the chimney breast cupboards are fitted, with the left hand containing a modern electrical consumer unit, above which is space for shelving. Behind the living room, the kitchen is a decent size, with a range of units that include a sink placed in front of the rear window, through which there is a lovely view down the quite substantial garden. A deep cupboard beneath the stairs provides plenty of extra storage. Next door to the kitchen, the cloak room is large hence also doubles as a very useful utility room. We see no reason why these two rooms could not be combined to create an open-plan modern kitchen

- Just a few minutes from the Park
- Bay-fronted reception
- Modern bathroom
- A quiet side road
- Kitchen & separate utility/cloak
- Ripe for upgrades/extension (STP)
- Driveway parking
- Two double beds, one single
- Lovely, long garden



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Upstairs, the largest bedroom is a very spacious room with a similar bay window to the living room below. It's a good space and very light, with a peaceful view of the roadway outside. Top the rear, bedroom two is also a good sized double room, this time overlooking the gardens to the rear. The smallest bedroom is more a child's room or study, with two windows looking out across the road. Serving all three, the bathroom has been modernised in recent years hence is smartly fitted with a white suite and modern tiling.

Outside to the front is gated off-street parking alongside a low maintenance garden area. Access for bins etc to the rear is via a side passage and lockable gate. The rear garden is lengthy, mainly laid to lawn but including a shed. Immediately to the rear of the kitchen is a veranda over a seating area, offering a quiet spot to enjoy the view down the garden. Looking at other houses in the road, it would appear the property offers potential for an extension to the rear subject to consents. If this might be of interest please let us know and we will be glad to refer you to a good architect for advice..

Mains gas, electric, drainage

Oxford City Council

Council tax band C

£2,168-16 p.a. 2024/25

Leasehold (will be converted to freehold upon sale)

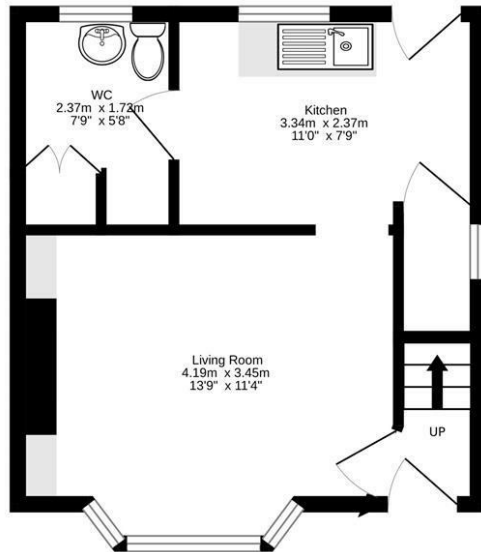




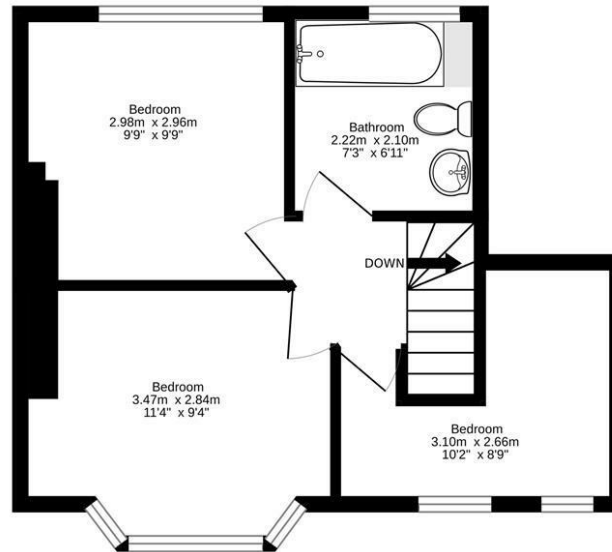
Material Information QR Code:



Ground Floor  
27.6 sq.m. (297 sq.ft.) approx.



1st Floor  
31.2 sq.m. (336 sq.ft.) approx.



Produced by wideangles.co.uk  
TOTAL FLOOR AREA : 58.9 sq.m. (634 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

to discuss this property or to arrange a viewing please call, or drop us a line [interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

**01869 343600**

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