



£375,000

\*FOUR BEDROOM DETACHED\* \*PART EXCHANGE AVAILABLE\* \*TWO RECEPTION ROOMS\* \*POPULAR LOCATION\* \*OPEN TO FIELDS AT THE REAR\*  
\*QUIET CUL-DE-SAC\* \*CONSERVATORY\* \*DOUBLE GARAGE & GARDENS\* \*DRIVEWAY PARKING\* \*FAMILY HOME\*

Townend Estate Agents offer for sale "THE OXFORD", a substantial FOUR BEDROOM DETACHED in a very popular location. Backing onto open fields at the rear and tucked away in a quiet corner of this select cul-de-sac. Just a short drive to the amenities if Idle, Thackley & Apperley Bridge, with it's train station, marina, river & canal side walks. With excellent schools nearby, this property is perfect for the growing family.

\* PART EXCHANGE. Our client can consider taking a smaller property in part, ask for details\*

This spacious family home offers very generous living accommodation, benefitting from two reception rooms, study, utility room, garage, gardens, driveway parking, UPVC double glazing and gas central heating throughout.

Being tastefully decorated and with modern flooring throughout, the accommodation comprises briefly: Entrance Hall, Guest Bathroom, Lounge, Conservatory, Kitchen, Utility room, Dining Room, Study, Four Bedrooms, en-suite and House Bathroom. Large level gardens to front and rear. Detached double Garage.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS





These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**

**PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.**

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		