



29 Lakefield Road,
Littlemore, Oxford
OX4 4LZ

To Let £1,400 pcm

RB REASTON BROWN

Recently Updated Modern Mid Terrace Two Bedroom Home with Private Garden, Allocated Parking In A Quiet Cul-De-Sac Close To The City Centre Of Oxford.

29 Lakefield is a well-appointed light and airy Two-bedroom terraced. On entering through the entrance porch, you enter into the living room with wooden flooring, through to the refitted kitchen with appliances including gas hob and electric double oven, concealed cooker hood, built in fridge and freezer units, and washing machine .

On the first floor there are two bedrooms, both doubles, one with a built-in double wardrobe. There is a bathroom with electric shower.

There is full gas central heating, recent new double glazing throughout, with enclosed low maintenance garden at rear , allocated off-road parking for one car. **(possible garage rental available at an additional £75 pcm if desired).**

Recent internal décor and floorcoverings. Well-presented throughout.

Available now, unfurnished, for 12 month lets (longer term lets preferred). Suit couples / small families or two sharers only. Regret no pets / no smokers, please. EPC = D-68 Council Tax Band= C

Situation

Littlemore is made up of approximately 3000 households and was built in the 1830s. It was recognised as an area of important historic character and subsequently Oxford City Council designated the village as a conservation area in December 1995 and is a sought-after residential area.

There are plenty of local amenities within walking distance and ample schooling. Oxford City is approx. 3 miles. This location offers excellent connectivity, with easy access to the M40 and M4 motorways, as well as mainline train services to London from both Oxford and Didcot.

The property comprises the following with all dimensions being approximate only.



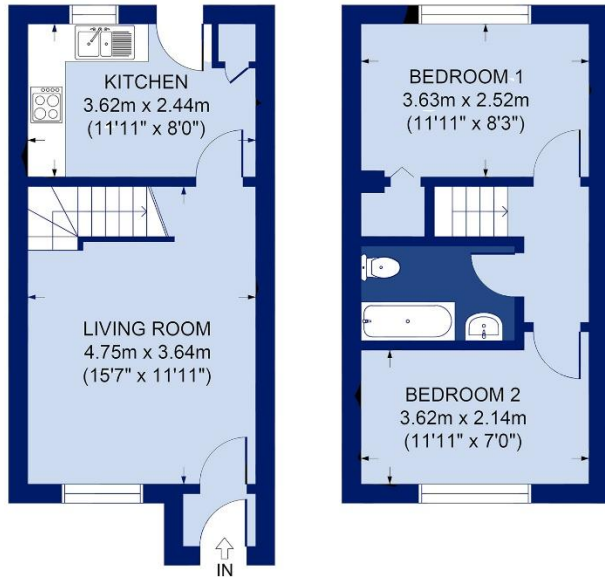


Unfurnished

Costs:- Holding Deposit 1 week's rent (calculated as monthly rent x 12 ÷ 52)

Rent in advance = One Months Rent Deposit 5 week's rent (calculated as monthly rent x 12 ÷ 52 x 5)

If you provide misleading information on you pre application form or withhold/ delay the referencing process, you may forfeit your holding deposit



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 300 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 288 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 588 SQ FT / 55 SQ M
29 LAKEFIELD OX4 4LZ

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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Viewing is Strictly by Appointment through Reaston Brown

Available From 1st September 2023

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