

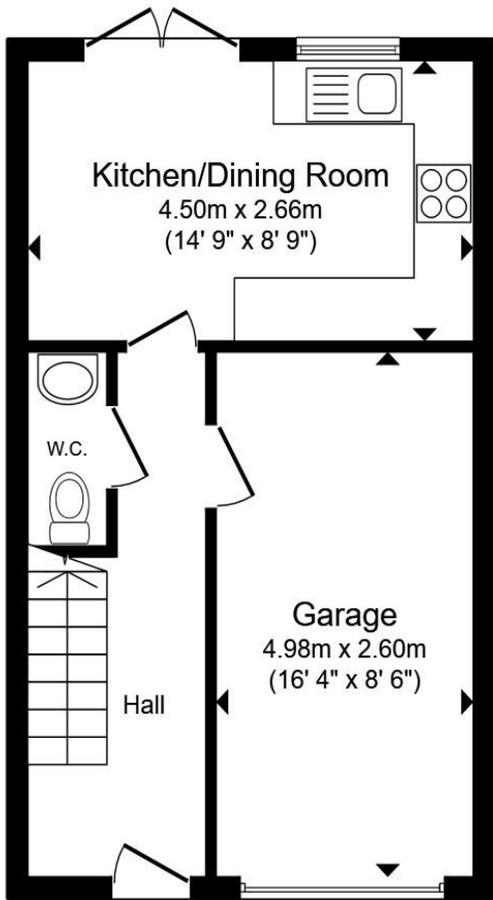


Bergamot Place, Oxford, OX4 7GL

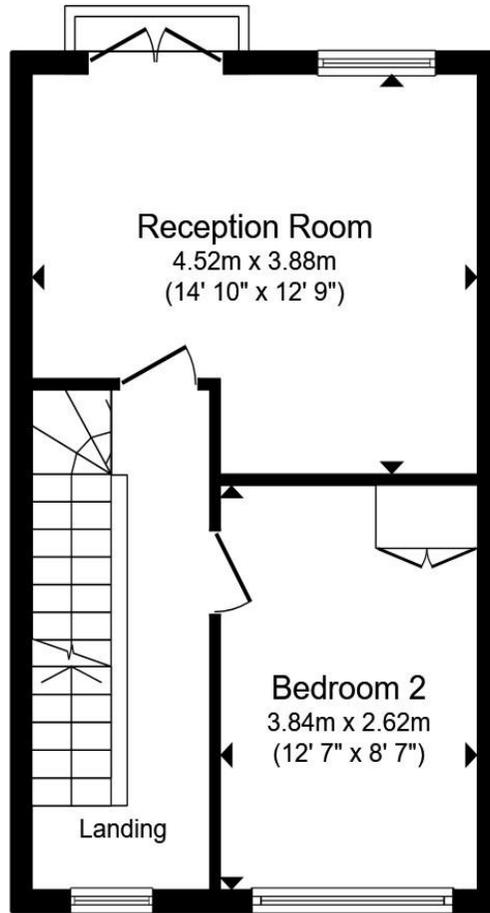
Welcome to **Bergamot Place, Oxford**

Allen and Harris are delighted to present to the market this modern three bedroom townhouse with two bathrooms, garage and driveway, sold with no onward chain. Upon entering the property you are met with high quality LVT flooring throughout, proceeding down the hallway there is fantastic storage solutions under the stairs, a modern cloakroom, the side entrance to the garage which is partially used as a utility room with lighting and water, and the contemporary kitchen with integrated appliances, space for dining table and patio doors leading to the rear garden. To the first floor is the bright and airy lounge with Juliet balcony overlooking the garden and the first double bedroom with built-in wardrobe. The second floor comprises of master bedroom with two built-in wardrobes and an ensuite shower room, a further double bedroom with built-in wardrobes and the spacious family bathroom with panelled bath and shower over, wc and hand wash basin.

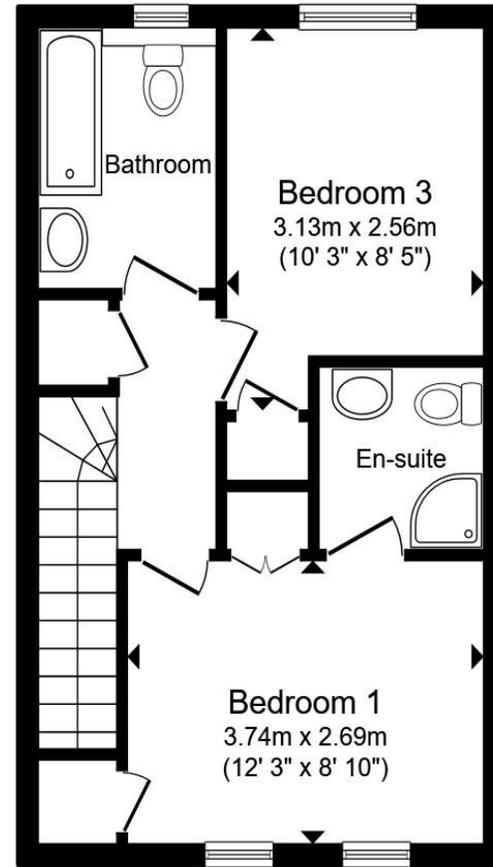




Ground Floor



First Floor



Second Floor

Driveway

Garage

Entrance Hall

Kitchen/Diner
8' 9" x 14' 9" (2.67m x 4.50m)

W/C

Landing

Reception Room
14' 10" x 12' 9" (4.52m x 3.89m)

Bedroom Two
12' 7" x 8' 7" (3.84m x 2.62m)

Landing

Bathroom

Bedroom Three
10' 3" x 8' 5" (3.12m x 2.57m)

Bedroom One
8' 10" x 12' 3" (2.69m x 3.73m)

En-Suite

Garden

Total floor area 104.5 m² (1,125 sq.ft.) approx

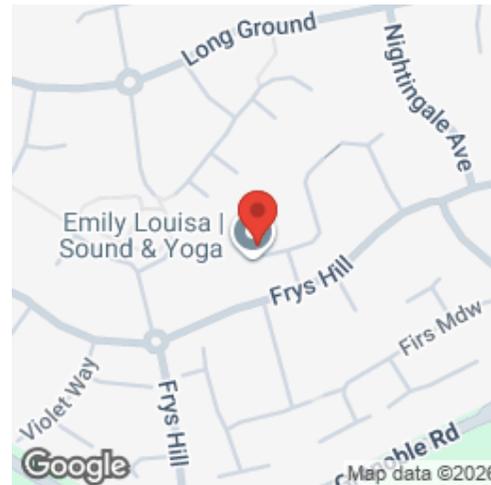
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to Bergamot Place, Oxford

- No Onward Chain
- Three Bedrooms
- Driveway
- Garage
- Two Bathrooms

Tenure: Freehold
EPC Rating: C
Council Tax Band: D

offers in excess of
£400,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/RSH106451



Property Ref:
RSH106451 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Externally the property has a secure private rear garden with gated access from the back, a patio seating area and the remainder laid to lawn with a shed in the corner. The front has a driveway for one car which allows access to the garage.

Location:

The property is located to the south of Oxford offering good access to the Oxford Ring Road network for A34 to Bicester, A40/M40 to London and the North. Public transport links supply the City Centre and Oxford Train Station and the Cowley branch line expected to open in 2029.

The Kassam complex is 0.6 miles from the house, offering leisure facilities, restaurants, cinema and hotels. The Science Park is 1 mile away and the BMW Mini Plant, Oxford Business Park.

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