



**Church Cowley Road**  
Oxford

**Carter Jonas**

## 95 CHURCH COWLEY RD OXFORD OX4 3JS

3 bedrooms  
1 bathroom  
kitchen  
living room

### DESCRIPTION

A semi detached property located close to Florence Park and Templars Square. The entrance opens on to a good size living room with bay window at the front of the property and leads through to a kitchen at the rear of the property, with fitted base and wall units along one side and with a door leading out to the rear garden. Upstairs, there are three good bedrooms and a family bathroom.

At the front of the property a useful shared passageway takes you to the rear garden which is predominantly laid to lawn.

### LOCATION

The property is situated to the east of the city centre. Florence Park is a short distance away with tennis courts, a playground and a café, while neighbouring Templars Square offers day to day shopping. Cycle lanes and public transport are nearby with regular services to the city centre.

**A WELL LOCATED THREE BEDROOM FAMILY HOME WITHIN REACH OF OXFORD CITY CENTRE, UNIVERSITY DEPARTMENTS AND SCHOOLS.**



Further information:

Council Tax: Band C

Current rental income: £925pcm

Mobile phone coverage and speeds can be checked here: [checker.ofcom.org.uk](https://checker.ofcom.org.uk), however, all providers are predicted to have good levels of service inside at this property.

Broadband speeds can be checked here: [checker.ofcom.org.uk](https://checker.ofcom.org.uk). The maximum download rate is predicted to be 1000mbps with a 100mbps upload speed, subject to availability.

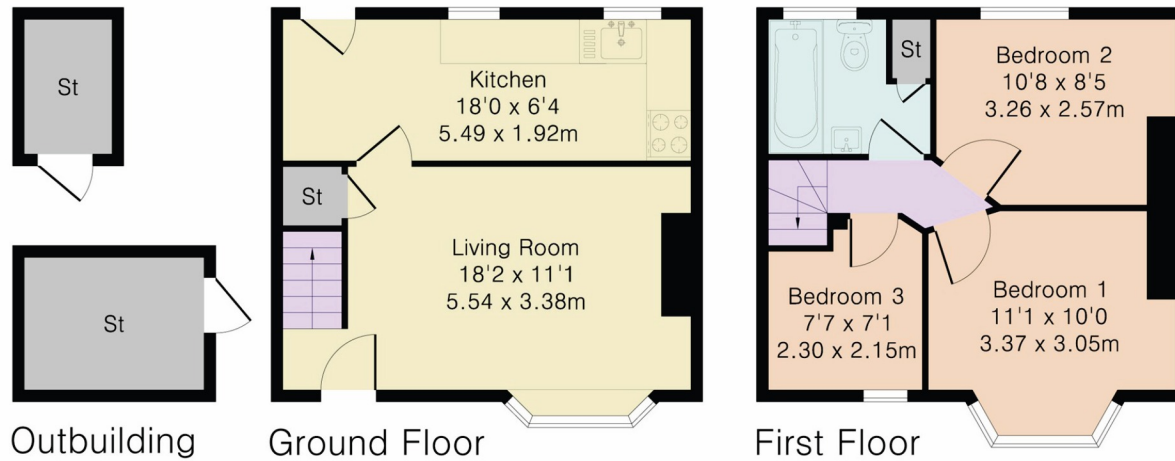
## ADDITIONAL INFORMATION

**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

**Directions:** OX4 3JS



Approximate Gross Internal Area 688 sq ft – 64 sq m  
 Ground Floor Area 306 sq ft – 28 sq m  
 First Floor Area 311 sq ft – 29 sq m  
 Outbuilding Area 71 sq ft – 7 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Carter Jonas



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	86
(69-80)	C	70
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Offices throughout the UK



#### IMPORTANT INFORMATION

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