

27 Morris House
Bennett Crescent
COWLEY OX4 2UG

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A spacious two-bedroom apartment situated on the first floor of an attractive converted 16th century manor house.

The property is available with no onward chain and vacant possession.

The accommodation comprises an entrance hall, two bedrooms, a generous open plan kitchen/living area and a bathroom.

This well-presented property offers an excellent opportunity for a first-time buyer looking to step onto the property ladder or an investor.

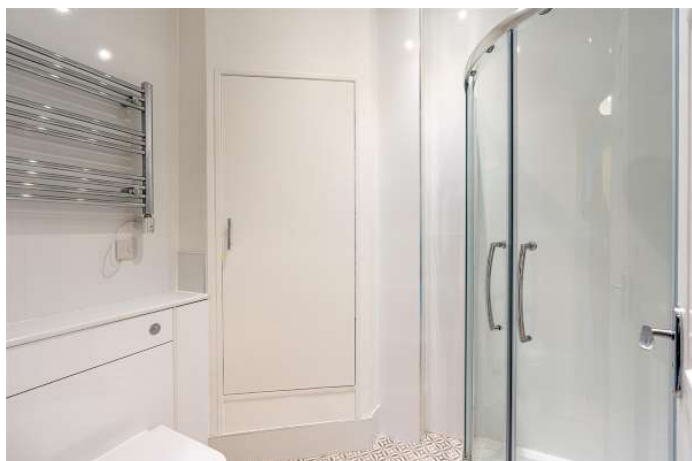


Communal grounds

GUIDE PRICE

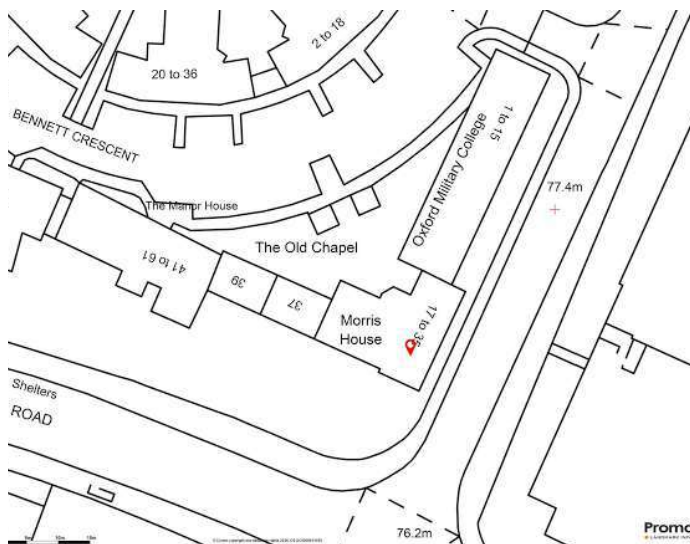
O.I.E.O: £300,000





The floor plan shows a rectangular layout. At the top are two bedrooms. The left bedroom is 3.12m x 3.09m (10'3" x 10'2"). The right bedroom is 2.94m x 2.75m (9'8" x 9'0"). To the right of these is a large Living / Dining Room measuring 6.01m x 3.41m (19'9" x 11'2"). At the bottom left is a Bathroom (2.38m x 1.68m / 7'10" x 5'6") containing a bathtub, toilet, and sink. To its right is the Kitchen (2.34m x 1.82m / 7'8" x 6'0") featuring a stove, refrigerator, and sink. An entrance labeled 'IN' with an arrow points into the living area from the left. A central hallway provides access to the bedrooms and bathroom. A trash area marked with a 'T' in a circle is located near the kitchen.

Room	Dimensions (m)	Dimensions (ft)
Bedroom (Left)	3.12m x 3.09m	10'3" x 10'2"
Bedroom (Right)	2.94m x 2.75m	9'8" x 9'0"
Living / Dining Room	6.01m x 3.41m	19'9" x 11'2"
Bathroom	2.38m x 1.68m	7'10" x 5'6"
Kitchen	2.34m x 1.82m	7'8" x 6'0"



Local Authority:
Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

LOCATION COMMENT

Temple Cowley is within 5 minutes' walking distance to local supermarkets and bus stops and half a mile from the Oxford ring road. There are easy, direct transport links by car, bicycle and bus to central Oxford/railway station, the Cowley Road, Headington hospitals, the Business and Science parks, Thornhill Park & Ride and the A40/London.



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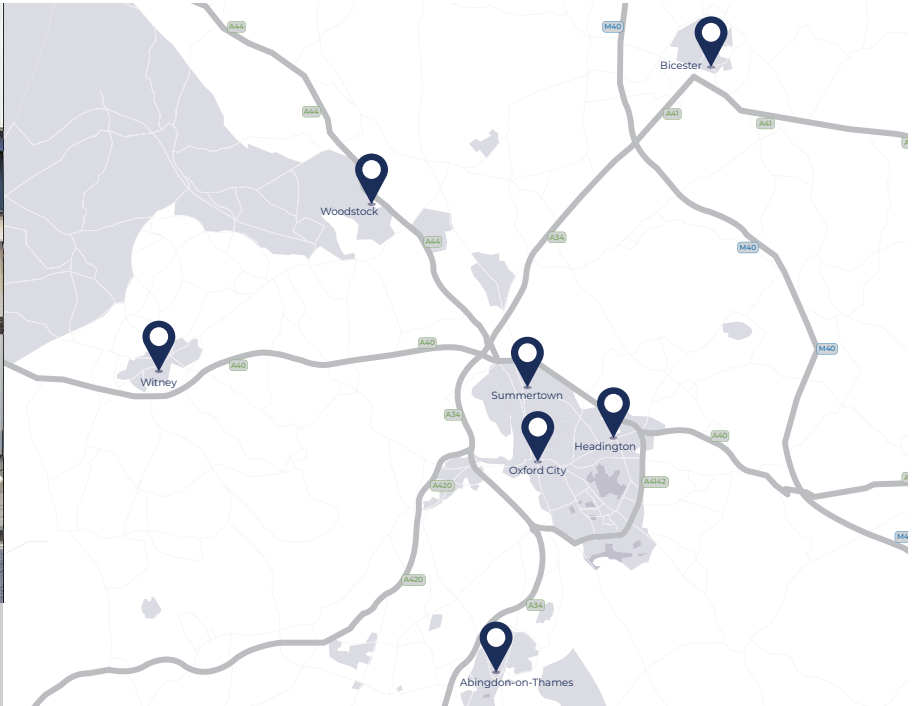
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