

**FOR SALE**



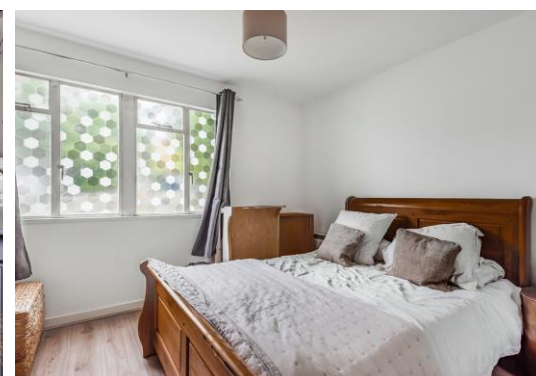
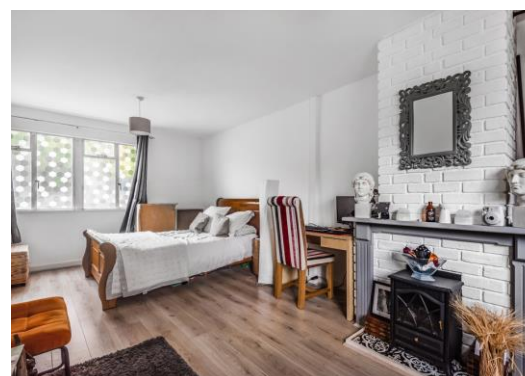
**Nowell Road, Oxford**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**Offers In Excess Of £300,000**



  
**MARTIN&CO**





- 57 Nowell Road**
- Bathroom Knocked Together
  - Refurbished Bathroom
  - New Fencing Rear & Front
  - Entirely Re-Plastered Throughout
  - New Flooring Throughout

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   c
55-68	D		
39-54	E		
21-38	F		
1-20	G	11   G	

Martin&Co are pleased to welcome this SPACIOUS Three-Bed Semi-Detached House based in a quiet residential road in Rose Hill.

The home consists of double aspect reception room, hallway, under stairs cupboard, dining room, kitchen, utility room, bathroom and two large double bedrooms and one reasonable sized single with large built in mirrored wardrobes.

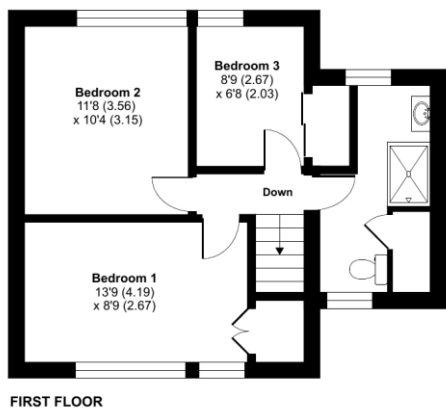
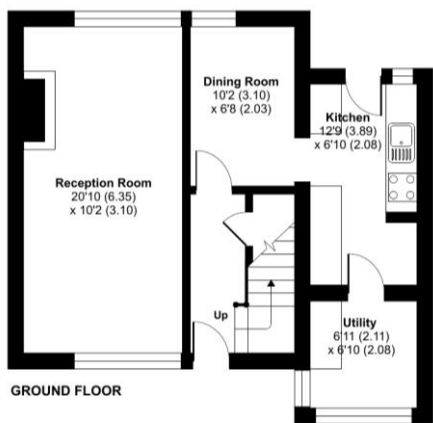
The property also benefits from a large driveway which has space for Three/Four vehicles. The garden to the rear is approximately 20/30ft and is South West facing.

A couple of things to bear in mind prior to viewing, the price has been set accordingly as some improvements are needed to finish it off to a very modern standard. The property still has single glazing and has electric heating as the owner had planned to install double glazing and put in a gas boiler. Both of which have been quoted if you wish to enquire for more information.

Please note this property is owned by the mother of one of the contractors of Martin&Co.

**Nowell Road, Oxford, OX4**

Approximate Area = 980 sq ft / 91 sq m  
For identification only - Not to scale



Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nshccom 2022. Produced for Urwin (Oxford) Limited to Martin & Co. REF: 894841

**Martin & Co Oxford**  
31 Woodins Way • Paradise Street • • OX1 1HD  
T: 01865 812110 • E: oxford@martinco.com

**01865 812110**  
<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

