

**FOR SALE**



**Routh Road, Headington**

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

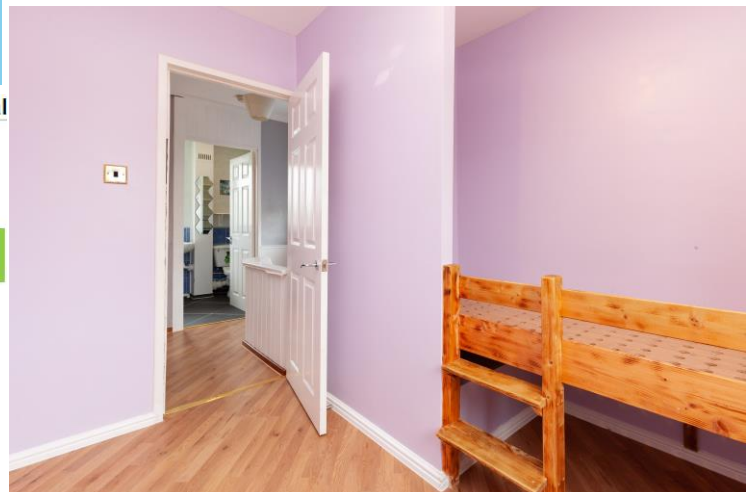
**Guide Price £350,000**





### Key Notes:

- Three Bed Semi-Detached House
- Off Road Parking- Multiple Vehicles
- Construction Type: Non Standard Construction
- Outer Building in Rear Garden
- New Roof Installed Recently
- Spacious Rear Garden
- Physical Viewing Recommended
- No Onward Chain



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

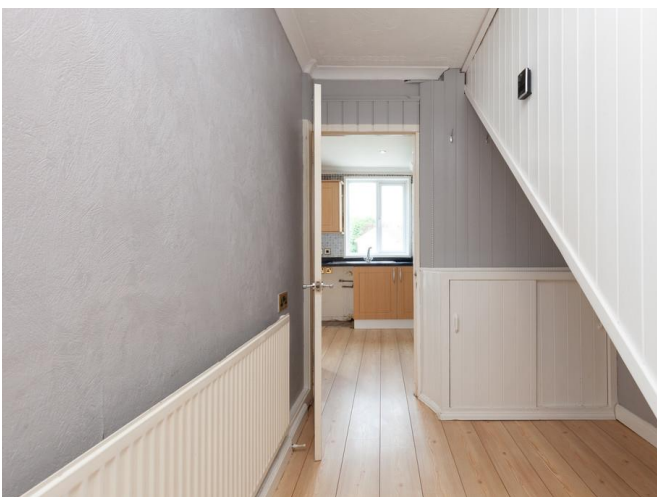


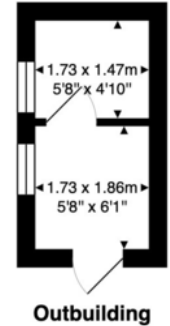
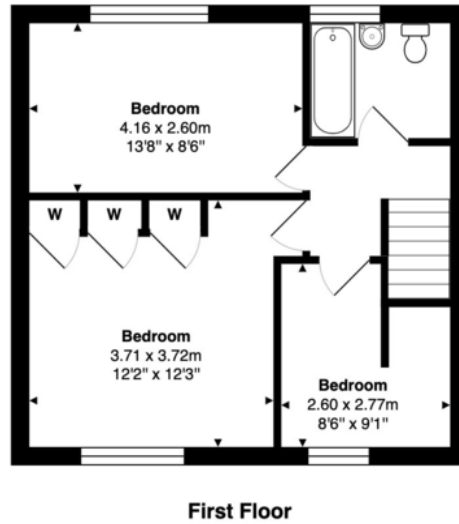
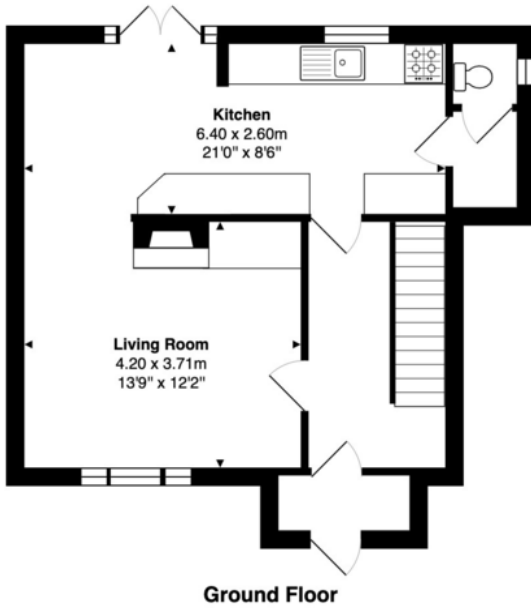
Martin & Co welcome this Three Bed Semi-Detached House situated on Routh Road, Headington. The property comprises of a spacious Living Room which leads to the Kitchen Diner. Leading on to the first floor, you have Three Bedrooms and the Family Bathroom. There is also a WC on the Ground Floor.

Furthermore, it also benefit from having a Spacious Rear Garden which also has an Outer Building. Finally, it has Off-Road Parking for Multiple Vehicles. Offered with No Onward Chain.

The property is just one mile from the centre of Headington, offering ideal commuter links. It is also within walking distance to the X3 Bus Stop that leads you directly to JR Hospital.

Any questions please contact Martin & Co Oxford.





Approx. Gross Internal Area: 92.4 m<sup>2</sup> ... 995 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.  
Drawn by E8 Property Services. www.e8ps.co.uk

## 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.