

**FOR SALE**



**Stowford Road, Headington**

**2 Bedrooms, 1 Bathroom, Ground Floor Flat**

Guide Price £240,000







### Key Points:

- Two Bed Ground Floor Flat
- Tenants in Situ or Vacant Possession
- Outdoor Storage Area
- Walking Distance to Local Amenities and Headington
- X3 Bus Route to John Radcliffe Hospital
- Council Tax Band: B
- Ground Rent: £10.00 PA
- Service Charge: £711.52 PA
- No Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





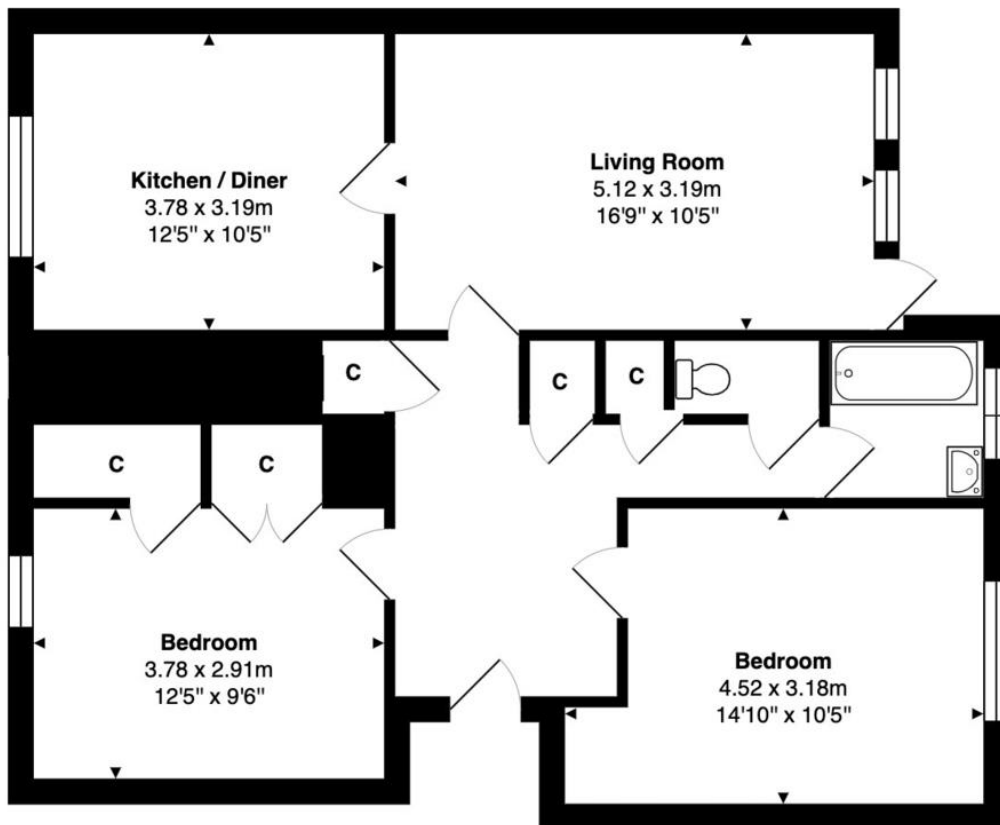
Martin & Co welcome a Two Bed Ground Floor Flat situated on Stowford Road, Headington. The flat currently has Tenants in Situ but will be offered with Vacant Possession. It is also offered with No Onward Chain.

The Ground Floor Flat comprises of Two Double Bedrooms, Living Space, Kitchen Area and plenty of storage space within the hallway.

Externally, the property has on-street parking as well as offers front and rear communal gardens. This is a highly desirable property with huge potential, requiring just a few changes to add an extra sense of comfort to enhance its existing appeal.

Barton is a developing area and has recently had a bus route that leads you directly to the JR Hospital. This has seen a large increase in rentals to nurses at the hospital.





Approx. Gross Internal Area: 73.8 m<sup>2</sup> ... 795 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 purpose only and should be used as such.

Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)

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