

FOR SALE



Fairfax Gate, Holton

3 Bedrooms, 1 Bathroom, Semi-Detached House

Guide Price: £385,000



Key Points:

- Three Bedrooms
- Living Room and Dining Room
- Downstairs Cloakroom
- Garage & Off Street Parking
- Cul De Sac Location
- Semi Detached House
- Enclosed Rear Garden
- Village Location
- No Onward Chain
- Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Martin & Co welcome this Three Bed Semi-Detached House located on Fairfax Gate in the charming village of Wheatley. It comprises of Three Bedrooms, Two Reception Rooms, Kitchen, WC and a Bathroom. In addition it also has a Garage, Spacious Rear Garden and Off-Street Parking.

Entering the property, you have the WC located off the porch which leads through to the Spacious Living Room. Carrying through from the Living Room you lead into the Dining Room which also accesses the Kitchen and the Rear Garden. Arriving on the First Floor, you have Two Bedrooms facing the Rear of the Property and a Bedroom and Bathroom facing the Front.

The Garage can be accessed from the Driveway or through the entrance in the Rear Garden. The property will be sold with No Onward Chain and is a lovely purchase for someone looking to put their own mark on it.

Wheatley is a thriving village community just seven miles to the south east of Oxford. It has retained an excellent range of shops and facilities making it a genuinely working village. Families are well catered for with nurseries as well as primary and secondary schools. There is also a doctors surgery, dentist, hairdressers and complimentary therapy clinic too.

The public transport links are excellent with 280 and U1 bus services providing regular access to Oxford, Thame and Aylesbury and with the M40 just a 10 minute drive away, Wheatley is very well positioned for those needing to drive to London, Birmingham or beyond.



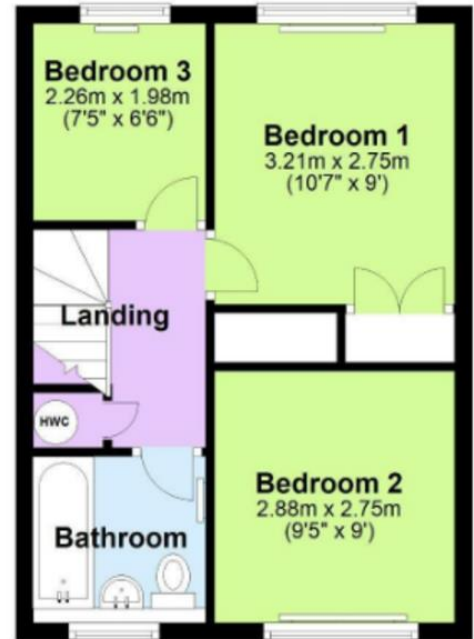
Ground Floor

Approx. 52.6 sq. metres (566.1 sq. feet)



First Floor

Approx. 33.1 sq. metres (355.8 sq. feet)



Total area: approx. 85.7 sq. metres (921.9 sq. feet)

Martin & Co Oxford

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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.