

FOR SALE



Vicarage Road, Oxford
Guide Price £450,000


MARTIN&CO

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Key Notes:

- Two Bedrooms
- Mid-Terraced house
- Council Tax Band: C
- Galley Kitchen
- South-West Facing Rear Garden
- Permit Parking
- One Bathroom
- Open Plan Living Dining Area
- Tenure: Freehold

Location: Situated approximately a half mile from the City centre to the South, New Hinksey offers easy access to both the City and the ring road. It is an ideal area for families with great primary schools nearby, a flourishing community centre, and a local GP practice. New Hinksey has an excellent neighbourhood feel with Hinksey Park on the doorstep with its outdoor pool, tennis courts and play areas for children. The location is in walking distance - and a short cycle ride to the City, Westgate Shopping Centre, the Colleges the train station and bus station with regular services to London and the airports. Easy routes out to the Ring road.



Martin & Co welcome an attractive Two Bed Victorian Mid-Terraced House on Vicarage Road in New Hinksey. Situated in a No Through Road the property is attractively located in a desirable location with access to Hinksey Park, Swimming Pool, Tennis Courts and a short walk away from the centre.

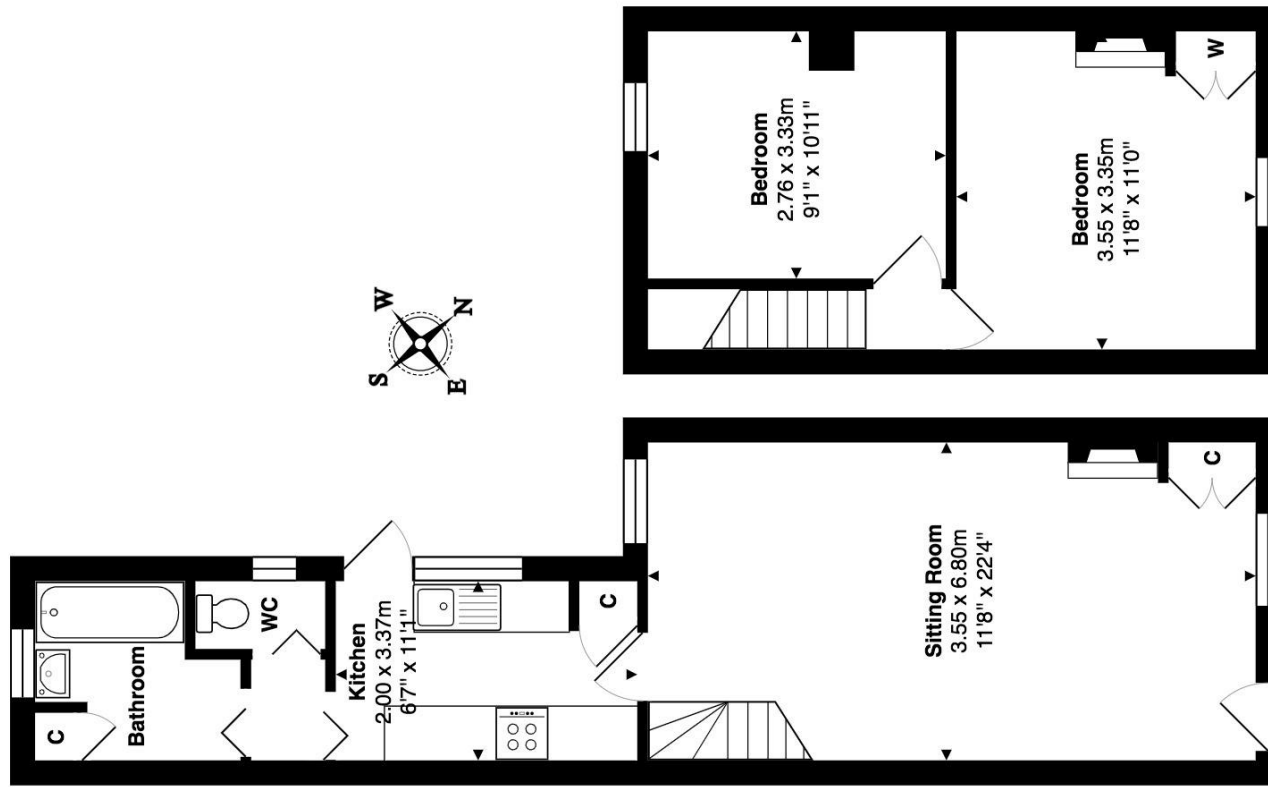
The property is arranged over Two Floors. Starting with the Ground Floor you are greeted with a spacious Open-Plan Living Dining Area which leads through to the Galley Kitchen. Carrying through this, you have the Bathroom and access out to the South-West Facing Rear Garden. Leading on to the First Floor there are Two Double Bedrooms, one of which faces the front and the other facing the rear overlooking the Rear Garden.

Permit Parking can be applied for and there are visitor's bays on the road for any guests that require parking.

Viewings are Highly Recommended for this property and any questions please contact Martin & Co Oxford.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area: 62.1 m² ... 668 ft²

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.

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