

FOR SALE



Fairacres Road, Iffley
Guide Price £1,100,000


MARTIN & CO



Fairacres Road, Iffley

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Key Notes:

- No Onward Chain and Vacant Possession
- Tenure: Both Freehold
- Mid Terraced and End Terraced House
- Development Opportunity STPP
- Planning Permission was approved to knock wall through on Ground Floor
- Titles are still Separate



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Martin & Co welcome TWO PROPERTIES FALLING UNDER A DEVELOPMENT OPPURTUNITY SUBJECT TO PLANNING. Current Floor Space and proposed boundary lines have also been outlined and show the potential both properties have to offer. Offered with No Chain.

44 Fairacres Road comprises of the following; On the Ground Floor there is the Living Room, Spacious Dining/Hall Room, Kitchen, Store Room, Large Utility Room, WC, Bedroom and a Hallway leading to the Rear Garden. The First Floor has a further Six Bedrooms. Access to the loft is also possible through one of the bedrooms.

46 Fairacres Road comprises of the following; On the Ground Floor there is the Living Room, Dining Room (which has access to the Rear Garden), Kitchen and WC. The First Floor has Three Bedrooms and a Shower Room.

Both Properties are currently on separate Title Plans but Planning Permission had been approved to knock the wall through on the ground floor between both properties in the hallway to allow access between the two.

Fairacres Road is located within the very popular residential area of Iffley Fields. There are several amenities within a short walk of the house including a Co-Op mini supermarket, the Magdalen Arms and Chester Arms gastro pubs and the now famous Oli's Thai.

The area is also very well located for easy access into the city centre, Headington Hospitals and the ring road.

Viewings are Highly Recommended and any questions please do get in touch...



Link to Video Tour for 46 Fairacres Road: <https://vimeo.com/1005179673?share=copy>

Link to Video Tour for 44 Fairacres Road: <https://vimeo.com/1005085881?share=copy>





Ground Floor



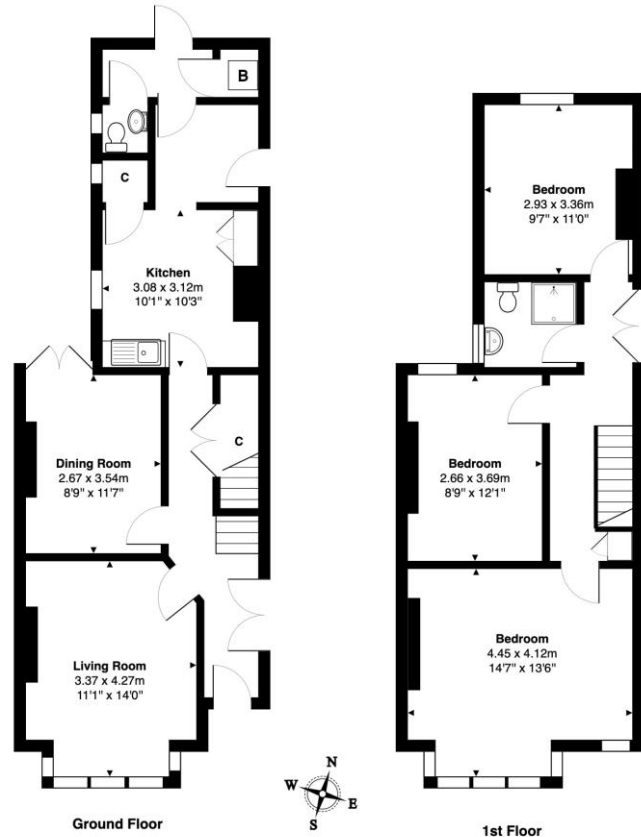
1st Floor



Approximate Gross Internal Area 306.0 m² ... 3293 ft²

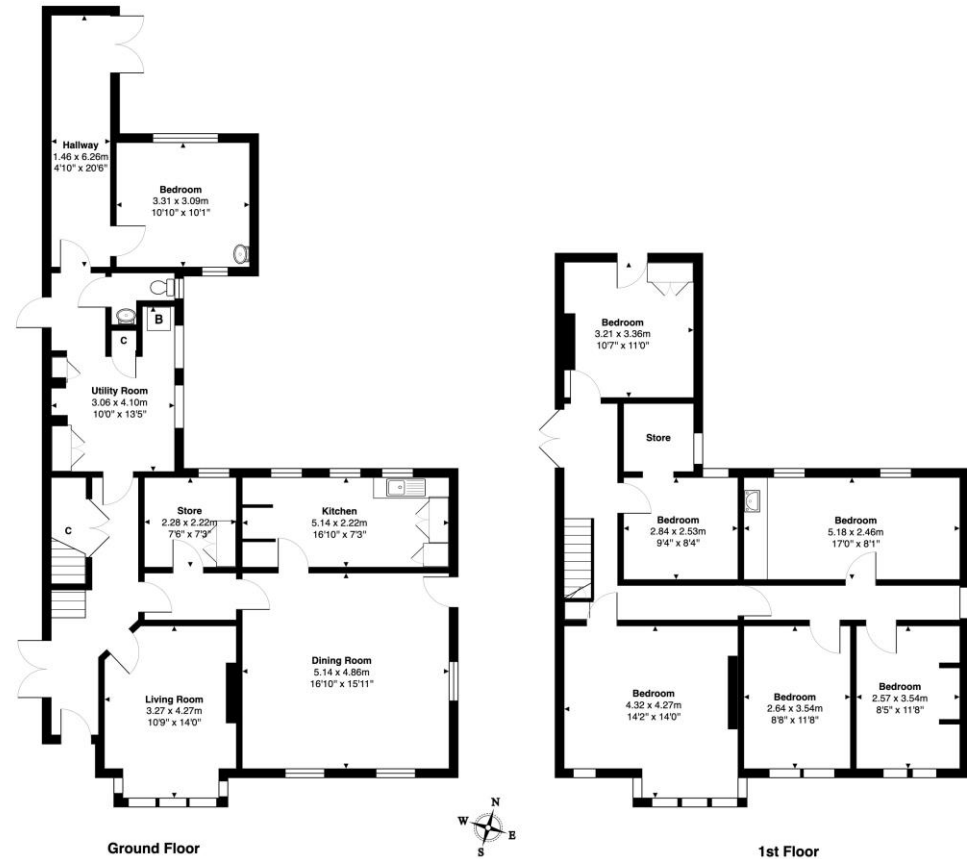
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as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

46 Fairacres Road Individual Floor Plan



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Drawn by EB Property Services. www.ebps.co.uk

44 Fairacres Road Individual Floor Plan



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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.