

FOR SALE



Norreys Avenue, Oxford
Guide Price £675,000


MARTIN&CO

Norreys Avenue, Oxford

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Key Notes:

- Mid-Terraced House
- Off-Road Parking
- Rear Access
- Desirable New Hinksey Location
- Bay Fronted Living Room
- No Onward Chain
- Tenure: Freehold
- Open Plan Kitchen Dining Space
- Vacant Possession
- Short Cycle to Centre of Oxford



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 69 C |
| 55-68 | D | | |
| 39-54 | E | 49 E | |
| 21-38 | F | | |
| 1-20 | G | | |



Martin & Co welcome a Four Bed Mid Terraced House situated on Norreys Avenue. The property is being sold with No Onward Chain and Vacant Possession.

The Ground Floor comprises of a Bay Fronted Living Room, Secondary Room which was being used as a Bedroom and a Spacious Open-Plan Kitchen Dining Space which has French Doors leading out to the Rear Garden. Leading on to the First Floor, you have Three Double Bedrooms and the Shower Room. Arriving on the Second Floor, you have the Large Bathroom and the Final Bedroom.

Externally, the property benefits from Off-Road Parking and also has Rear Access from the Garden. Previously, the property has benefited from having a HMO License for Five Sharers. Viewings are Highly Recommended.

Located off the Abingdon Road this home proves easy access to the ring road and A34, and offers extensive bus routes to central Oxford, the central train station and central bus depot.

The area is ideal for families and active professionals. There are good primary schools nearby. Hinksey Park is on the doorstep with its outdoor pool, play equipment, allotments and tennis courts.





Approximate Gross Internal Area

122.2 m² ... 1316 ft² (excluding eaves storage)

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



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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.

