



37A Nicholson Road, Marston, Oxford, OX3 0HW

A well located, two bedroom, modern end of terrace house with the benefit of allocated driveway parking and a side/rear garden.

Guide Price £310,000

DESCRIPTION

A well located, two bedroom, modern end of terrace house. The accommodation is arranged over two floors with kitchen, sitting room/dining room, downstairs cloakroom, upstairs there are two double bedrooms and a family bathroom. The property has the benefit of allocated parking and a side/rear garden. Located in a popular area of Marston close to good schools, the John Radcliffe Hospital, local amenities and within minutes walk of University Parks.

LOCATION

Nicholson Road is a residential side road and near to the Cherwell cycle route that leads into the city centre, joining at South Parks Road. There is a local convenience shop within walking distance, as is the sought after St Michael's Church of England Primary & Pre-school. There are regular bus routes along Marston Road. The Headington hospitals are within easy reach, as is Brookes University and the Oxford Ring Road. There are the open spaces of University Parks, South Park and Headington Hill Park nearby, and there are frequent public transport links to London and the airports from nearby St. Clements.

DIRECTIONS

From our City office on The Plain, follow St Clements Street and on reaching the junction at the bottom of Headington Hill, turn left into Marston Road. Proceed past the University playing fields on the left and take the turning on the left into Nicholson Road where the property will be found at the bend in the road on the left hand side identified by a Penny & Sinclair for sale board.

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Penny & Sinclair's staff who has seen the property, in order that you do not make a wasted journey.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

SERVICES

All mains services are connected.

TENURE & POSSESSION

The property is Freehold and offers vacant possession upon completion.

LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council

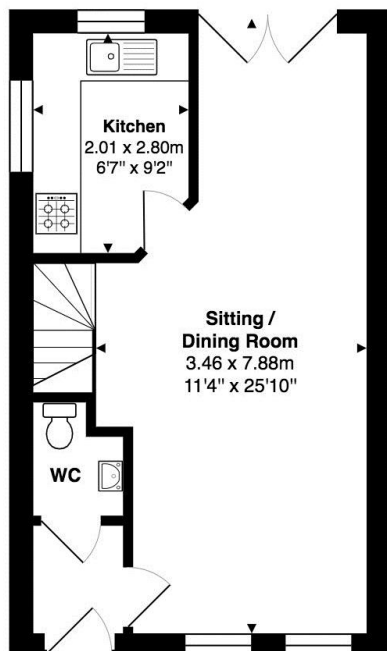
Town Hall

St Aldates

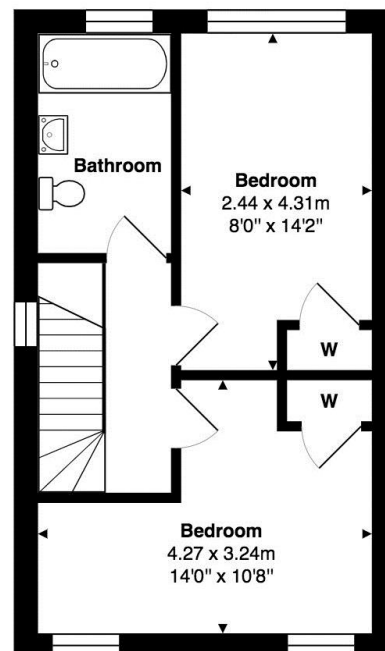
Oxford OX1 1BX

Telephone (01865) 249811

Council Tax Band C amounting to £1,764.86 for year 2019/20



Ground Floor



First Floor



Approx. Gross Internal Area: 66.2 m² ... 712 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