



JCP

ESTATE AGENTS

O X F O R D

Ferry Road Marston, Oxford OX3 0ET

A 1930's semi-detached home affording scope for extension, enjoying a southerly aspect backing onto Trinity College sports ground.

Side Road in Popular and Convenient Location. | Offering Scope for Conversion and Extension | Sitting Room, Dining Room, Kitchen and Large Conservatory | Three Bedrooms, Bathroom and W.C.. | Double Glazing and Gas Central Heating | Driveway Providing Off Road Parking | Front Garden | South Facing Rear Garden Backing onto Trinity College Sports Ground | No Onward Chain

TENURE & POSSESSION

The Property is Freehold

LOCAL AUTHORITY

Council Tax Band D

Oxford City Council

Telephone: 01865 249811



Description & Situation

This comfortable 1930`s semi-detached home is set in a popular side road and offers scope for conversion and extension subject to planning permission. The house has a porch with replacement front door to an entrance hall with front sitting room, kitchen and dining room opening into a large conservatory. Off the first floor landing there are three bedrooms, bathroom and W.C.. The property benefits from gas central heating and double glazing and outside to the front is a garden with driveway providing off road parking and to the rear is a useful timber outbuilding and sidegate to the south facing rear garden which backs onto Trinity College sports ground.

Marston is a popular and thriving suburb well situated on the edge of the central Oxford with an extensive range of local facilities and nearby schooling, and there are regular bus services. Adjacent Headington is home of the renowned Oxford Brookes University and hospitals including The John Radcliffe, The Manor, The Warneford, The Churchill, and The Nuffield Orthopaedic. The more comprehensive facilities of the city centre are easily accessible, including the impressive Westgate shopping centre and the constituent colleges and departments of The University of Oxford. There are rail services to London Paddington in approximately one hour from Oxford mainline station and London Marylebone from Oxford Parkway. There is also a coach station at Gloucester Green where there are frequent buses to London Victoria, Heathrow, Gatwick and Stansted airports. Oxford city centre is easily accessible, London Victoria with a mainline, Heathrow, Gatwick, and Stansted airports.



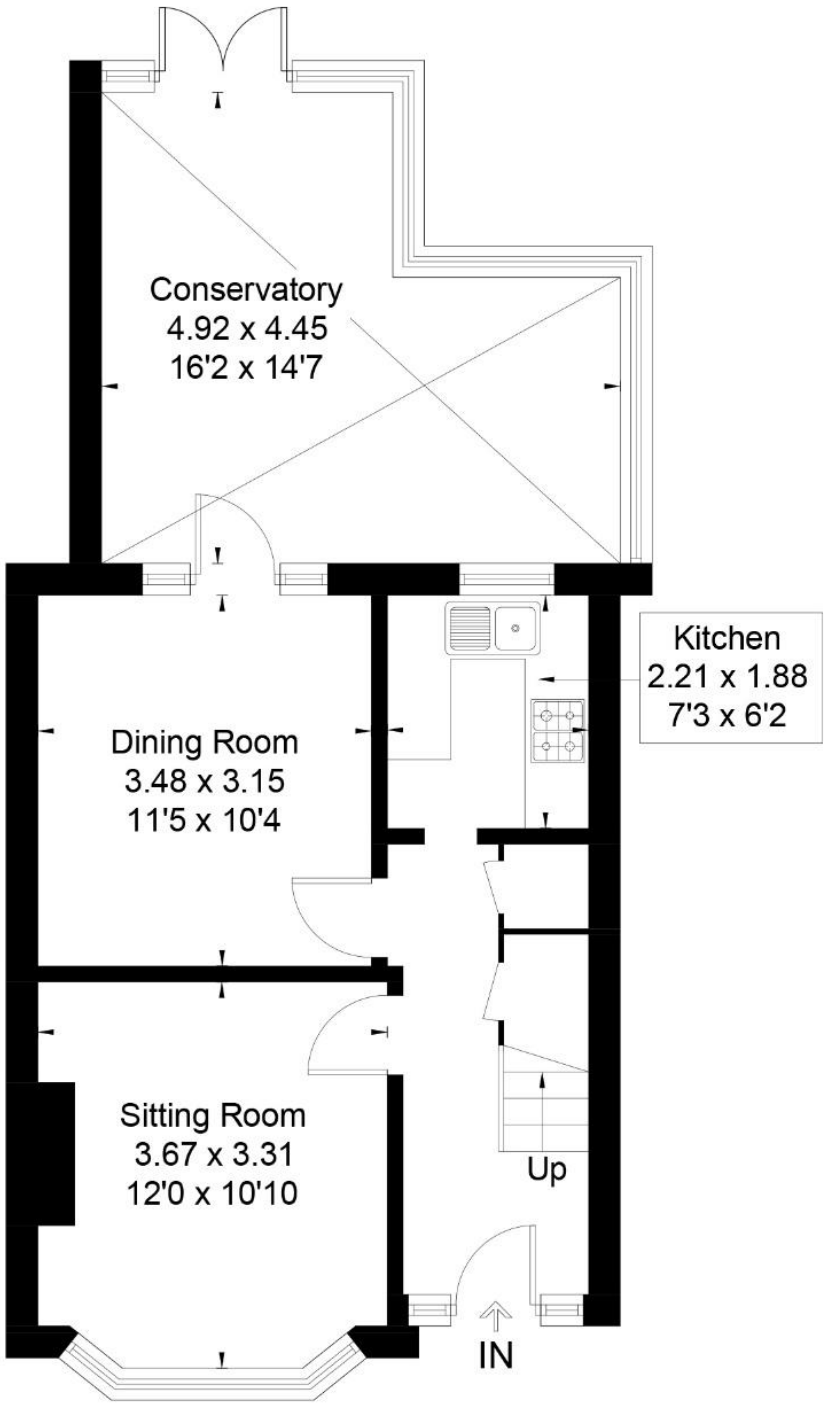
Approximate Floor Area = 92.6 sq m / 997 sq ft



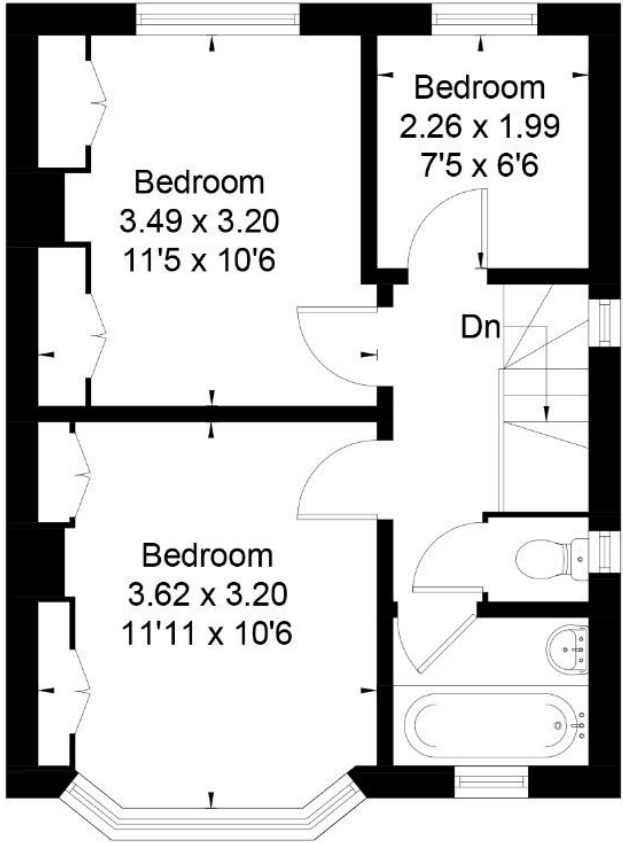
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Ground Floor



First Floor

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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #85267

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		88
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 