



THOMAS  
MERRIFIELD  
SALES LETTINGS

3 Green Place  
Oxford, OX1 4RF

## 3 Green Place Oxford, OX1 4RF

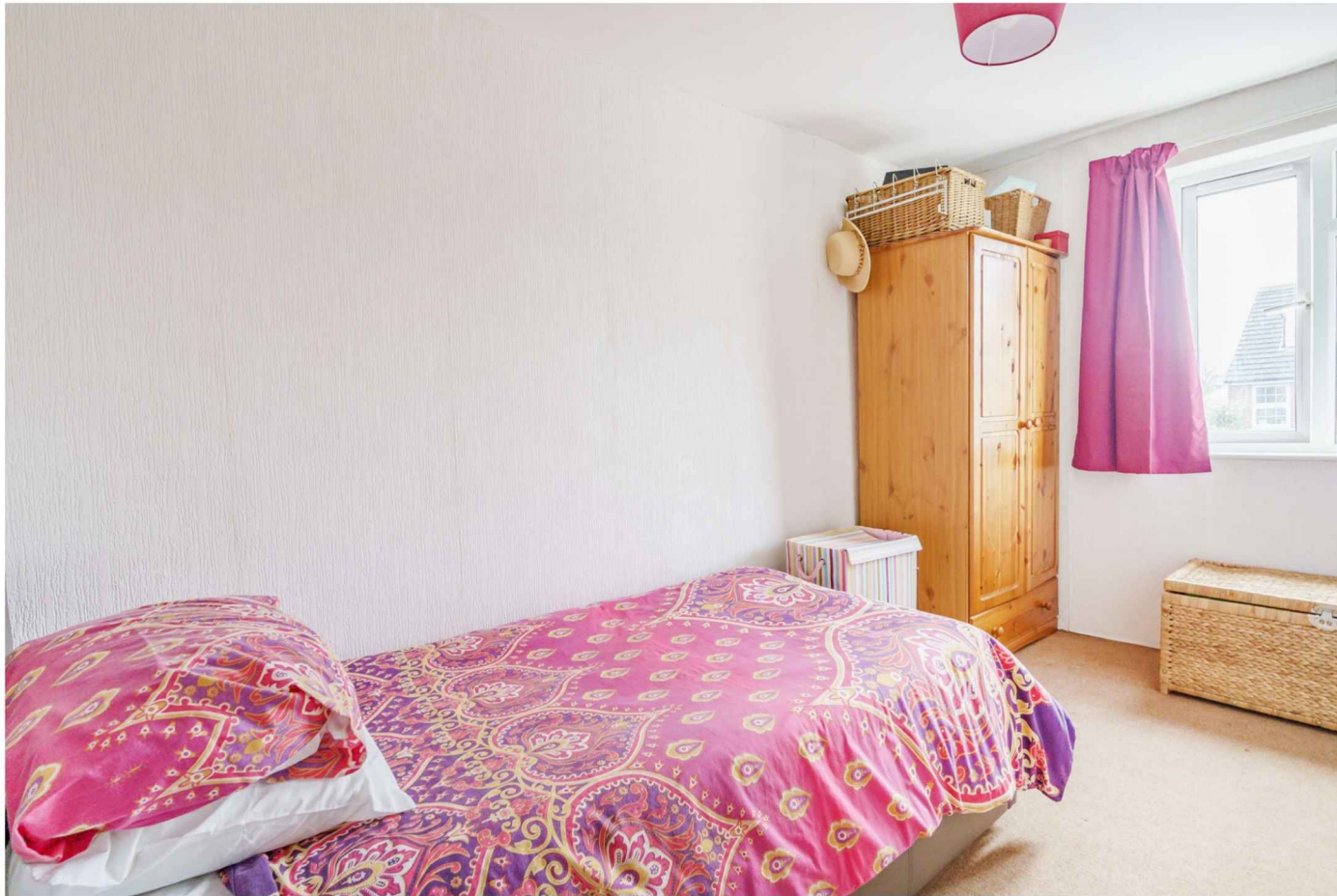
A two bedroom period property in need of some modernisation situated in this popular convenient location in New Hinksey. No onward chain.

- Sitting Room
- Kitchen
- Bathroom
- Two bedrooms
- Gas-fired central heating
- Enclosed south westerly rear garden
- No onward chain
- EPC Rating: D
- Council Tax Band: C

3 Green Place is located in a cul-de-sac with a south westerly facing rear garden. The accommodation briefly comprises sitting room, kitchen and bathroom and on the first floor there are two bedrooms. Outside there is an enclosed rear garden with store.

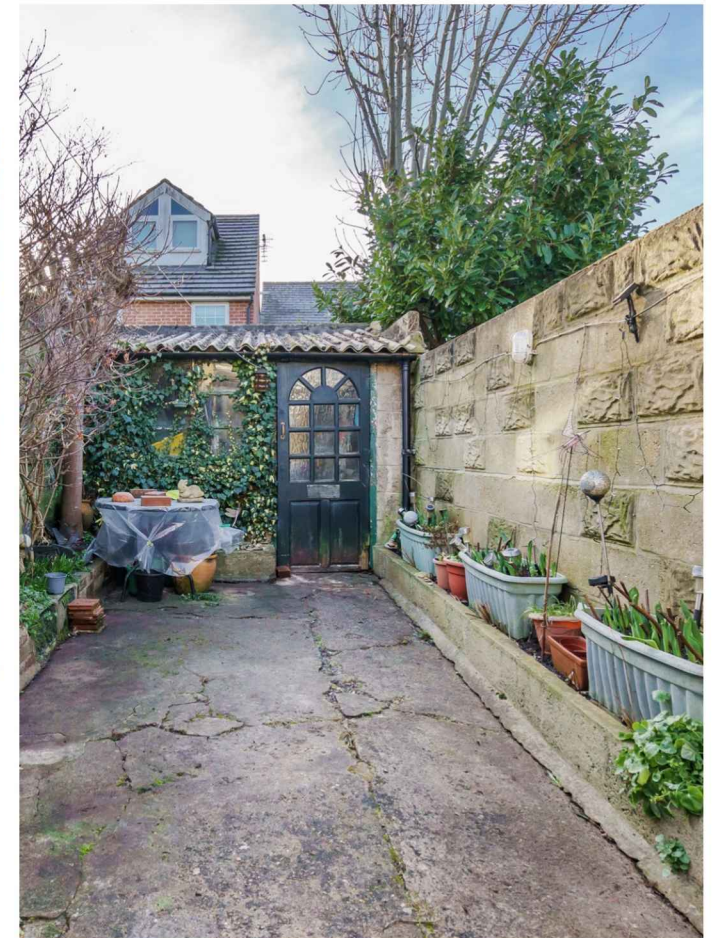
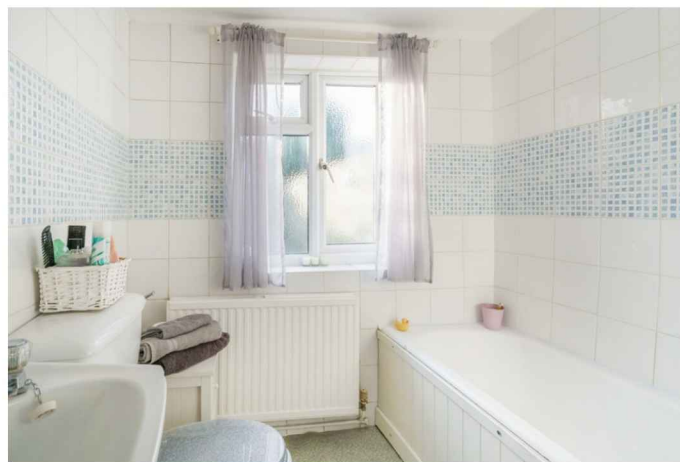


Guide Price £345,000

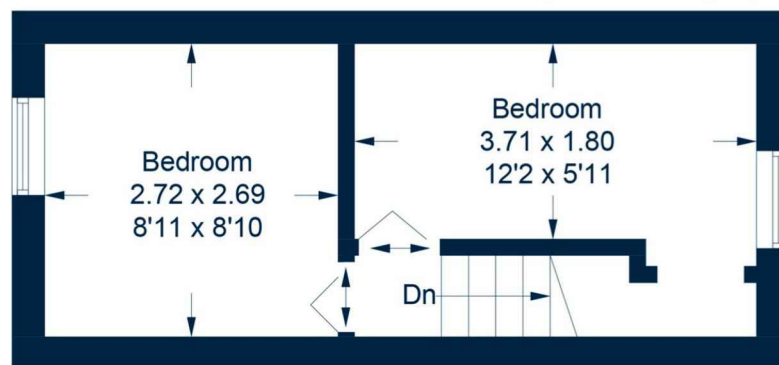


New Hinksey and Grandpont offer a range of local services and amenities including two primary schools, Hinksey Park and outdoor swimming pool, public houses, Post Office and a Tesco metro store.

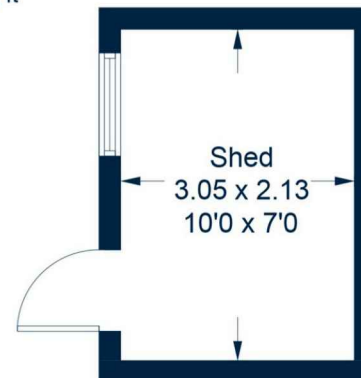
There is easy access to the Oxford Ring Road/Southern By-pass approximately half a mile away giving access to the A34 and numerous bus services to central Oxford, Abingdon and other parts of the city. Oxford Railway Station is approximately 1.5 miles to the north offering a fast service to London Paddington of approximately 60 minutes.



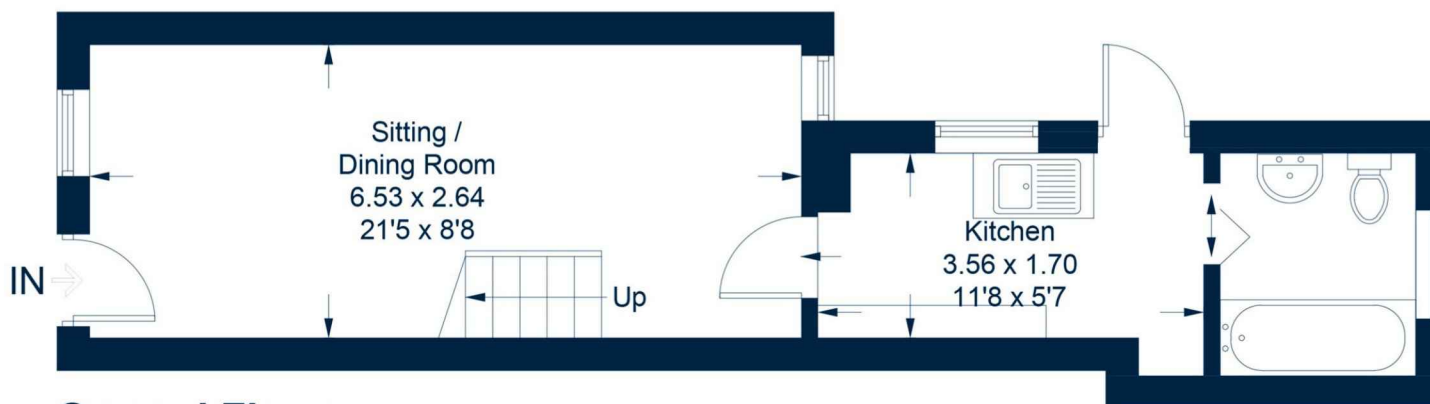
Approximate Gross Internal Area  
 Ground Floor = 28.4 sq m / 306 sq ft  
 First Floor = 17.7 sq m / 190 sq ft  
 Shed = 6.5 sq m / 70 sq ft  
 Total = 52.6 sq m / 566 sq ft



**First Floor**



(Not Shown In Actual Location / Orientation)



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd



SALES LETTINGS

HOLYFIELD HOUSE, 1 WALTON WELL ROAD,  
 OXFORD, OX2 6ED

t. 01865 515000  
 e. oxford@thomasmerrifield.co.uk  
 w. thomasmerrifield.co.uk

**IMPORTANT NOTICE** Thomas Merrifield, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.