



THOMAS
MERRIFIELD
SALES LETTINGS

16 Ferry Road
Marston, Oxford, OX3 0ET

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A three bedroom detached house in need of modernisation situated in this popular and convenient road. No onward chain.

- Entrance hall
- Living room
- Sitting room
- Kitchen
- Downstairs shower room
- Three bedrooms
- Rear garden
- Street parking
- EPC Rating: F
- Council Tax Band: D

The accommodation comprises, entrance hall, living room, sitting room, kitchen, rear lobby and shower room. On the first floor three bedrooms.

Outside, enclosed front garden with side access leading to the rear garden being laid predominately to lawn and useful outbuilding.

According to Ofcom, Standard, Superfast and Ultrafast broadband are available and you are likely to have limited mobile and voice and data coverage indoors and outdoors.

Artex maybe present in the downstairs reception rooms and if pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.

Guide Price £550,000 Freehold





Ferry Road is positioned off Marston Road at the southern end of Marston approximately 3/4 of a mile by road to the city centre via St Clements Street and Magdalen Bridge. There is a recreation ground to the north and an attractive walk/cycle via Mesopotamia Walk over the River Cherwell to Parks Road and University Parks. The Headington hospitals and Oxford Brookes University are also within a mile of the property.

There is a newsagent at the end of the road along with a public house and nursery school. Old Marston Road is half a mile to the south and has a Co-op store, chemist and post office.



Approximate Gross Internal Area 862 sq ft – 80 sq m
 Ground Floor Area 462 sq ft – 43 sq m
 First Floor Area 400 sq ft – 37 sq m

