



THOMAS
MERRIFIELD
SALES LETTINGS

11 William Street,
Marston, Oxford, OX3 0ES

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A spacious end-terraced four bedroom family home located on a sought-after no through-road in the south part of Marston within 1½ miles of central Oxford.

- Sitting room with bay window and feature fireplace
- Fitted kitchen/dining room with doors to conservatory
- Large conservatory with double doors to garden
- Two first floor double bedroom with fitted wardrobes
- Single bedroom with fitted wardrobe
- Fully-tiled family bathroom
- Second floor main bedroom with open-plan shower
- Attached single garage with power
- Good-sized rear garden and resident permit parking
- Council Tax Band: F. EPC Rating: D

An attractive three storey family house located on popular William Street in Marston, being sold with no onward chain. The property has gas-fired central heating and uPVC double glazing with a large double glazed heated conservatory overlooking the garden. The kitchen has ample storage with some integrated appliances. The sitting room has a bay window to the front and a study area. The first floor has two double bedrooms, single bedroom and family bathroom. The vaulted main bedroom to the second floor has an over-sized shower and cloakroom plus built-in storage.

There is a pretty enclosed front garden and shared side access to the attached single garage and gate to the north-facing rear garden which is mainly laid to lawn.

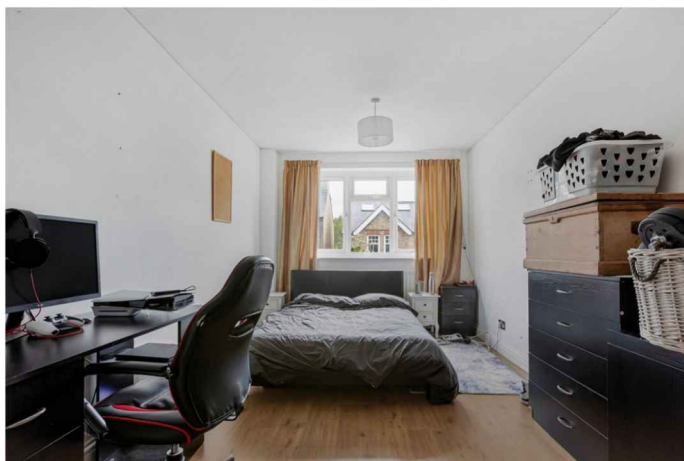
Guide Price £795,000 Freehold





According to Ofcom, Superfast and Ultrafast broadband is available and mobile and data coverage is good outdoors and limited indoors. All mains utility services are connected. Properties built pre-1999 may contain asbestos in certain building materials, including artificial slates. These are generally considered safe if left undisturbed but interested parties must rely on their own survey.

There is easy pedestrian and cycle access to University Parks and the city centre via the cycleway from Ferry Road. There is a general store and public house on Marston Road and a wider range of amenities in Marston, Headington and St Clement's Street in East Oxford.



**Approximate Gross Internal Area 1582 sq ft - 147 sq m
(Excluding Garage)**

Ground Floor Area 716 sq ft - 67 sq m

First Floor Area 488 sq ft - 45 sq m

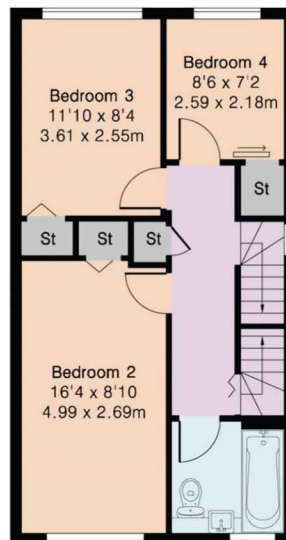
Second Floor Area 378 sq ft - 35 sq m

Garage Area 146 sq ft - 14 sq m

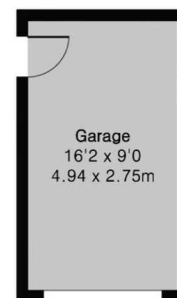
Garden
78'7 x 20'1
23.94 x 6.13m



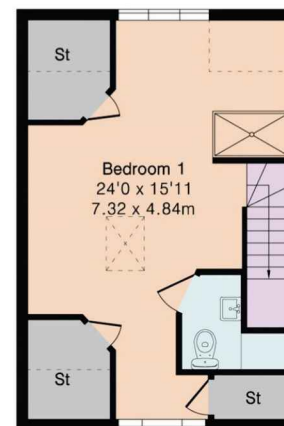
Ground Floor



First Floor



Garage



Second Floor