

west

THE PROPERTY CONSULTANCY

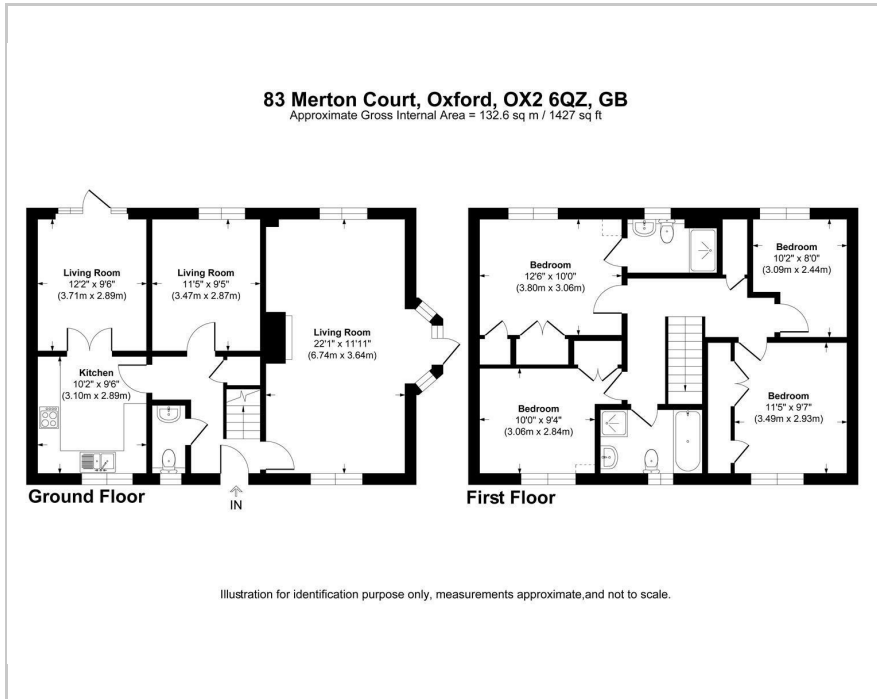


83 Merton Court, Walton Manor, OX2 6QZ

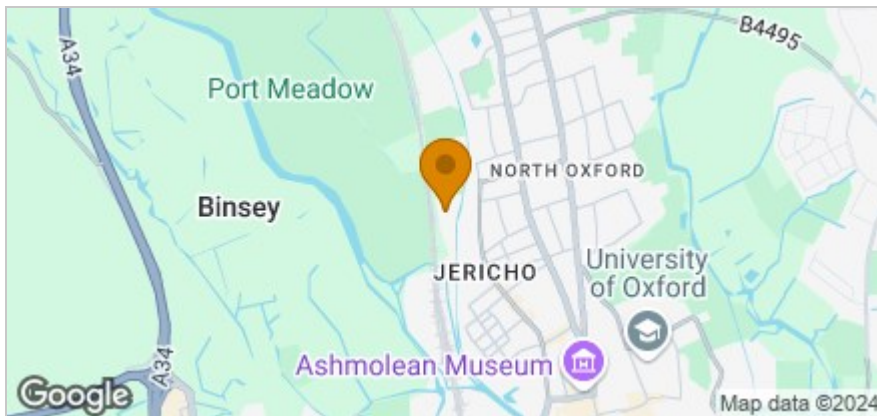
Guide Price £1,120,000



Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

216 Banbury Road, Oxford, OX2 7BY
Tel: 01865 510000 Email: oxford@west-tpc.co.uk <https://www.west-tpc.co.uk>

A special location adjacent to atmospheric Port Meadow and just a walk away from all that Jericho has to offer

Accommodation

- A walk away from Port Meadow and Jericho
- An attractive linked detached town house
- Located in much coveted Waterside
- 3 Reception rooms
- Contemporary kitchen opening in to a 'social' space
- Cloaks
- High ceilinged Sitting Room
- 4 Bedrooms & 2 Bath / Shower rooms
- Allocated 'off road' parking space
- A very special location in which to live

At the Kingston Road / Walton Well Road mini-roundabout north of Jericho proceed along Walton Well Road towards Port Meadow and at the bridge bear right in to Rutherway and shortly before you reach Merrivale Square you will see a bench on your right just after which you turn right through an archway in to Merton Court and the property will be found immediately to the left of the archway as drive



Energy Efficiency Rating		Current	Potential
Most energy efficient - Best ranking class			
A			
B			
C		72	81
D			
E			
F			
G			
Least energy efficient - Worst ranking class			
England & Wales EU Directive 2002/91/EC			