

FOR SALE



Botley Road, Oxford
Offers In Excess Of £750,000


MARTIN&CO

Botley Road, Oxford

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Key Notes:

- Previously Licensed to Six Sharers
- No Onward Chain
- Vacant Possession
- Council Tax Band: E
- Recently Renovated
- Tenure: Freehold
- Walking Distance to Oxford Train Station and Centre
- Rear Access from Henry Road
- Three Bathrooms
- Self-Contained Granny Flat



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Martin & Co welcome this beautiful 5/6 Bedroom Mid Terraced House situated on Botley Road. With it being renovated recently, this property offers a perfect blend of Modern Comfort and Classic Charm. Offered with No Onward Chain.

The spacious kitchen provides ample room for relaxation and offers plenty of counter space to cook and enjoy time with family. There is also Two Bedrooms or a Living and Dining Room on the Ground Floor.

Leading on to the first floor, you have a further Three Double Bedrooms and the Shower Room.

Above the property, there is access to a Self-Contained Flat which offers its own private living space, kitchen and En-Suite Shower Room. The flat can also be rented out separately from the property or can be perfect for any visiting guests or families. It is a great addition to the property, offering flexibility and versatility to suit your needs.

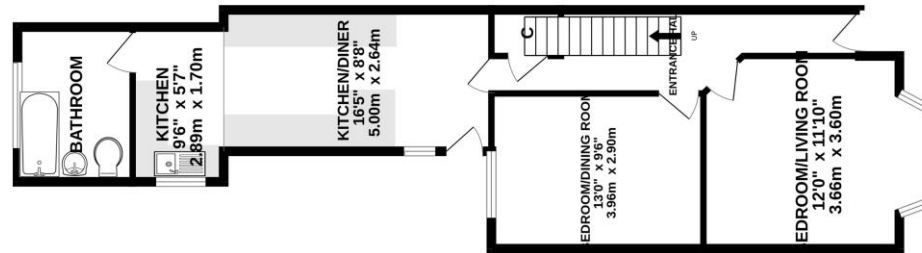
The property was previously let out as a HMO but is currently Vacant so is applicable for either a Family or Investor.

Furthermore, it also benefits from a Rear Garden that you can also access from the neighbouring side street on Helen Road. The property was previously tenanted per room and was achieving £47,820.00 Per Annum before the substantial renovation. It is conveniently located within walking distance to the Centre of Oxford and Oxford Train Station.

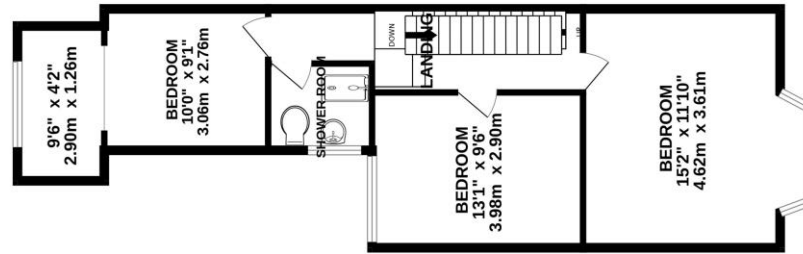
It will be sold with Vacant Possession and will be offered with No Onward Chain.



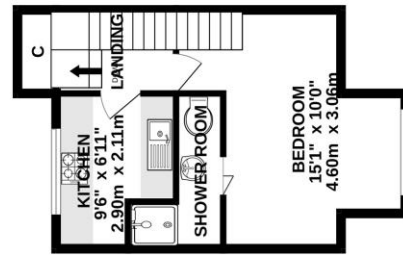
GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



2ND FLOOR
266 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 1501 sq.ft. (139.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other features are approximate and no responsibility is taken for any error. The services, systems and appliances shown have not been tested and no guarantee as to their availability or condition can be given.
Made with Autocad 2013

Martin & Co Oxford

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

