

**FOR SALE**



**Kelham Hall Drive, Wheatley**

**3 Bedrooms, 1 Bathroom, Link Terraced House**

**Guide Price £370,000**





- Key Points:**
- Three Bedrooms
  - Link-Terraced House
  - Garage
  - Enclosed Rear Garden
  - No Onward Chain
  - Council Tax Band: D
  - Vacant Possession
  - Village Location
  - Separate Kitchen
  - Tenure: Freehold
  - Off Road Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



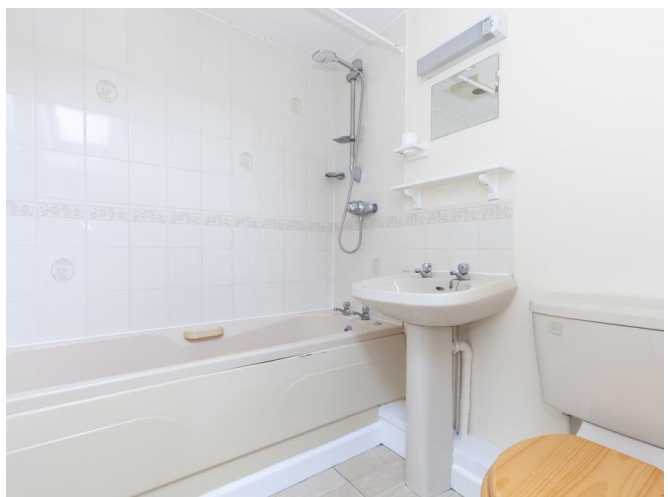




Martin & Co welcome a Three Bed Link Terraced House situated on Kelham Hall Drive, Wheatley. The property is being sold with Vacant Possession and No Onward Chain.

The property comprises of a Separate Kitchen, Spacious Living Space, Three Bedrooms and a Bathroom. There is also an Enclosed Rear Garden along with a Garage and Off Road Parking. The property has also had a Combi Boiler fitted in the recent years. Requiring some redecoration, this property would be a great family home in a quiet Cul De Sac which is arguably a sought after location.

Wheatley is a thriving village community, it has retained an excellent range of shops and facilities making it a genuinely working village. Families are well catered for with nurseries as well as primary and secondary schools. There is a sports centre in Holton and shops include convenience stores, coffee shop, post-office/gift shop, pharmacy and antique shop. There is also a doctor's surgery, dentist and complimentary therapy clinic too.



## Ground Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



## First Floor

Approx. 40.6 sq. metres (437.5 sq. feet)



Total area: approx. 81.6 sq. metres (878.6 sq. feet)

## 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.