

FOR SALE



Ferry Road, Marston

Guide Price: £475,000


MARTIN&CO

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Key Points:

- Two Bedrooms
- One Bathroom
- Separate Living Room
- Permit Parking
- Local Amenities within Walking Distance
- Electric Storage Heaters
- No Onward Chain
- Vacant Possession
- Council Tax Band: C
- South West Facing Garden





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Located in a quiet side road in Marston. Martin & Co are pleased to welcome this lovely Two Bed Mid Terraced House situated on Ferry Road. The property is being offered with Vacant Possession and No Onward Chain.

As you enter the property you arrive in the Hallway. On the right hand side, you have the separate Living Room. Leading through is the Dining/Sitting Area. Following through you have the Kitchen and the Bathroom. Arriving on the First Floor, you have Two Double Bedrooms with the master facing the rear of the property overlooking the fields.

The property benefits from both a Front Garden and a Spacious South West Rear Garden which has views over the fields. Permit Parking can also be applied for on street parking. Further to this, the property's heating system is currently Electric Storage Heaters but can be changed to Gas Central Heating as there is Gas Supply in the area. The property needs some modernising and would be a wonderful family home in a great sought after location.

Viewings are Highly Recommended. Any questions contact Martin & Co Oxford.

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.