

**FOR SALE**



**Ross Court, Kennington**

Offers Over £429,000

  
**MARTIN&CO**



# Ross Court, Kennington

## Key Notes:

- Council Tax Band: C
- Master Bedroom inc En-Suite Shower Room
- Good Bus Routes to Centre of Oxford
- Split Level Garden
- Light Dining/Lounge Area
- No Onward Chain
- Tenure: Freehold
- Service Charge: £390.00 PA
- Semi Detached House
- Vacant Possession



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		89 B
69-80	<b>C</b>	73 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



Martin & Co welcome a well-appointed three-bedroom semi-detached property built by Messrs Berkeley Homes. The property is being sold with No Onward Chain and Vacant Possession.

Situated in small development in the heart of this sought after village of Kennington, conveniently located for both Oxford and Abingdon and within close proximity to many local amenities.

On the Ground Floor, the property comprises of an Entrance Hallway, Cloakroom/WC, Spacious Kitchen Area along with a separate Large Dining/Lounge Area. This also has French Doors leading to the Easterly Facing Rear Garden. The kitchen benefits from having integrated appliances such as a Gas Oven/Cooker, Tall Fridge Freezer, Dishwasher and a Washing Machine is freestanding in the kitchen.

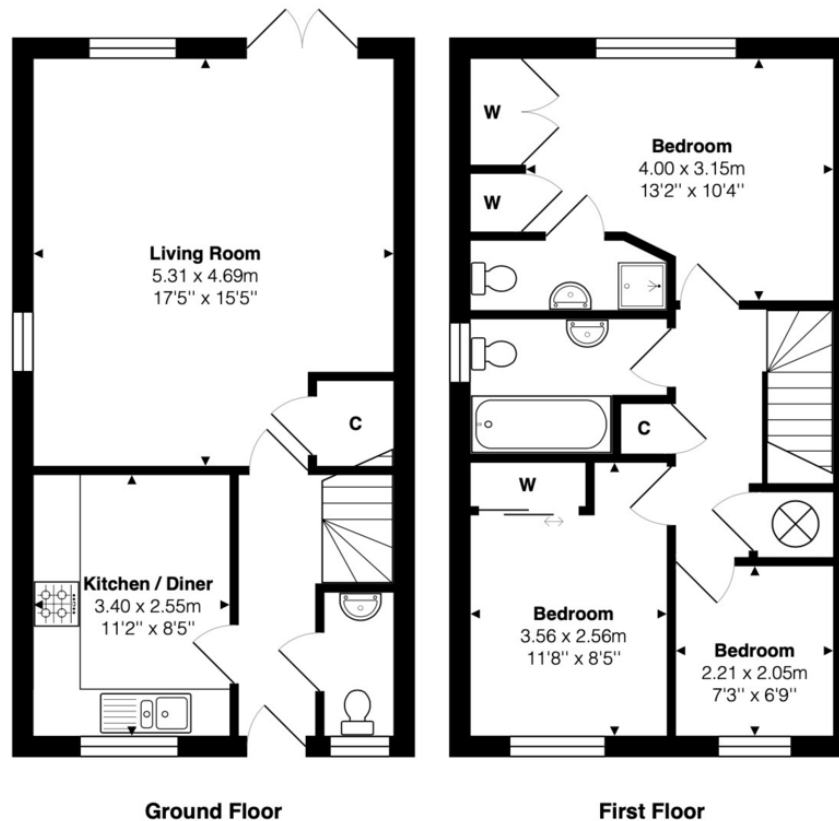
Leading on to the First Floor, you have Three Bedrooms and the Family Bathroom. The Master Bedroom benefits from having an En-Suite Shower Room. Two out of the Three Bedrooms have Built-In Wardrobes.

Outside the property affords a well maintained enclosed rear garden mostly laid to lawn with a good size patio area.

Kennington is a village within a short cycle or bus ride from Oxford city centre offering a good sense of community making it ideal for families. Riverside and woodland walks are situated close by.







### Approximate Gross Internal Area

83.1 m<sup>2</sup> ... 895 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.  
 Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)



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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.