



Nicholas Avenue, Old Marston, Oxford, Oxfordshire, OX3 0RN

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A mature end terraced property situated in the ever popular Old Marston area of Oxford with good access for the J R Hospital, local amenities and bus routes to central Oxford. In our opinion the property offers good size accommodation throughout including entrance porch, spacious hallway, two reception rooms, kitchen, ground floor W.C and useful utility area. On the first floor is a generous size landing, three bedrooms and shower room. Outside the property are established front and rear gardens and a garage. No onward chain.

Offers In Excess Of £500,000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



William | Jones

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Approximate Gross Internal Area = 102.3 sq m / 1101 sq ft
 Garage = 17.8 sq m / 191 sq ft
 Total = 120.1 sq m / 1292 sq ft
 Garden Area = 153.4 sq m / 1651 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.
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Note: It is our duty to inform you that the sellers of 12 Nicholas Avenue are a 'Connected Persons' as identified within The Consumer Protection Regulations 2008 (CPR) and The Business Protection Regulations 2008 (BPRs).*