





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

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 are rear gardens and a garage. No onward chain.

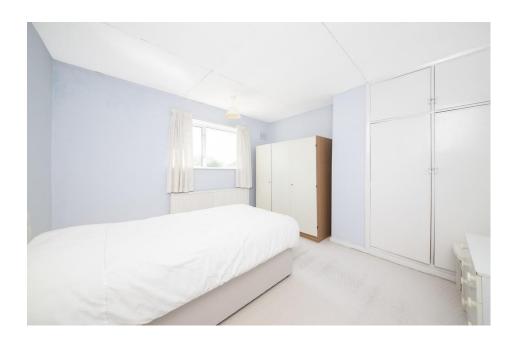
## Offers In Excess Of £500,000





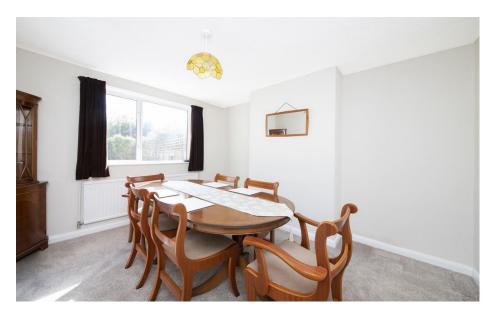
















Score	Energy rating	Current	Potential
92+	A		
81-91	В		85   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





## Nicholas Avenue, OX3



Floor plan produced in accordance with RICS Property Measurement Standards © Mortimer Photography. Produced for William Jones. Unauthorised reproduction prohibited. (ID858225)



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).\*