



17 MARSTON STREET

OXFORD, OX4 1JU

**PENNY &
SINCLAIR**

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Entrance Hall • Sitting/Dining Room • Kitchen/Breakfast Room •
Basement Store • Two Bedrooms • First Floor Bathroom • Seduded
South Facing Rear Garden • On Street Permit Parking •

DESCRIPTION

A beautifully presented bay fronted Victorian house situated in this sought after road and within easy reach of the High Street, South Park and London/airport coach stop. The light and airy accommodation is arranged over three floors and comprises, entrance hall, open plan sitting/dining room, kitchen/breakfast room, two bedrooms, bathroom and lower ground store room. The finish throughout this lovely house is excellent with thought, care and attention given to fittings and design. Outside there is on street permit parking to the front and to the rear a lovely south facing garden.

LOCATION

Marston Street is located to the east of the city centre and within easy reach of Magdalen Bridge and the High Street. The location offers shops, bars, restaurants and the local cinema within a few minutes walk, as is the bus stop on St Clements Street with a regular service to London and the city centre. South Park, Headington Hill and the University Parks are again a few minutes walk.

DIRECTIONS

From our office on The Plain, proceed along the Iffley Road. Turn left into Marston Street. The property will be found on the right hand side identified by a Penny & Sinclair for sale board.

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Penny & Sinclair's staff who has seen the property, in order that you do not make a wasted journey.





SERVICES

All mains services are connected.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

TENURE & POSSESSION

The property is Freehold and offers vacant possession upon completion.

LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council

City Chambers

Queen Street

Oxford

OX1 1EN

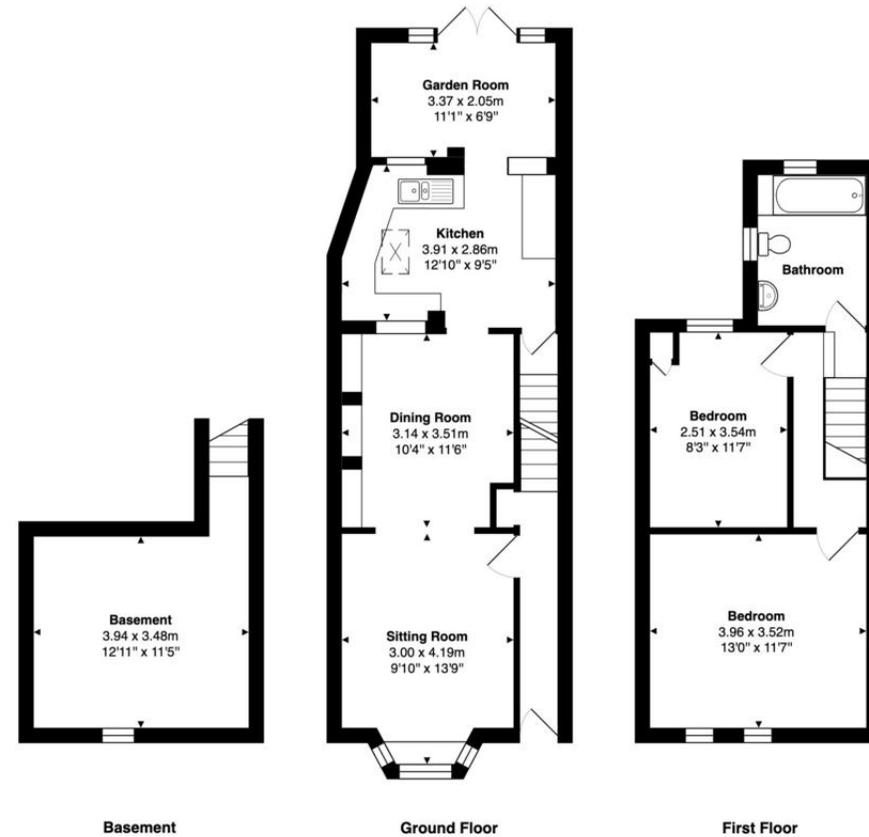
Telephone (01865) 249811

Council Tax Band D £2060.22 for 2020/21





Approx. Gross Internal Area: 97.7 m² / 1051 ft²



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 purposes only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk



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