



Marlborough Place, Charlbury – OX7

Guide Price £415,000

# Marlborough Place

## Charlbury

A well presented three bedroom semi detached family house in a highly regarded market town and located within easy reach of shops, primary school and train station.

- Charlbury is a highly regarded market town with train station
- Three bedroom family house with garage & gardens
- Sitting Room & Kitchen/Dining Room
- Bathroom
- Garage & Gardens

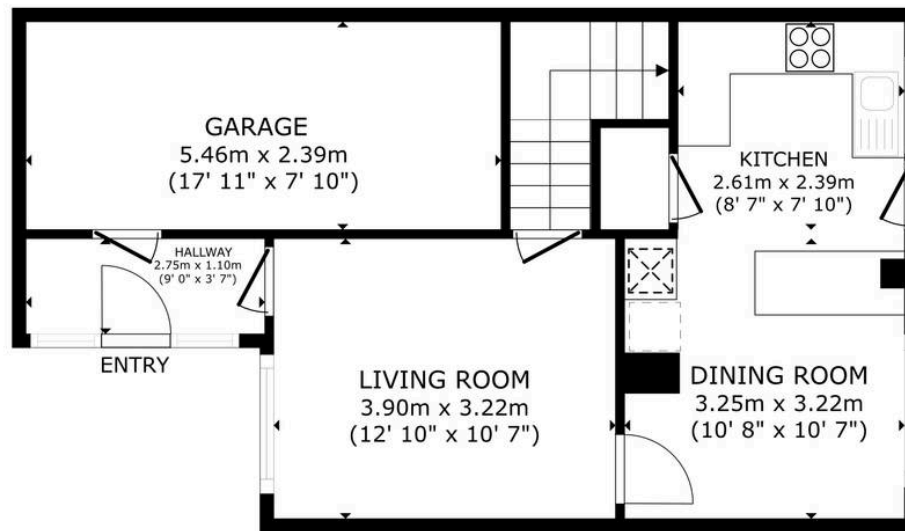
Council Tax band: C

Tenure: Freehold

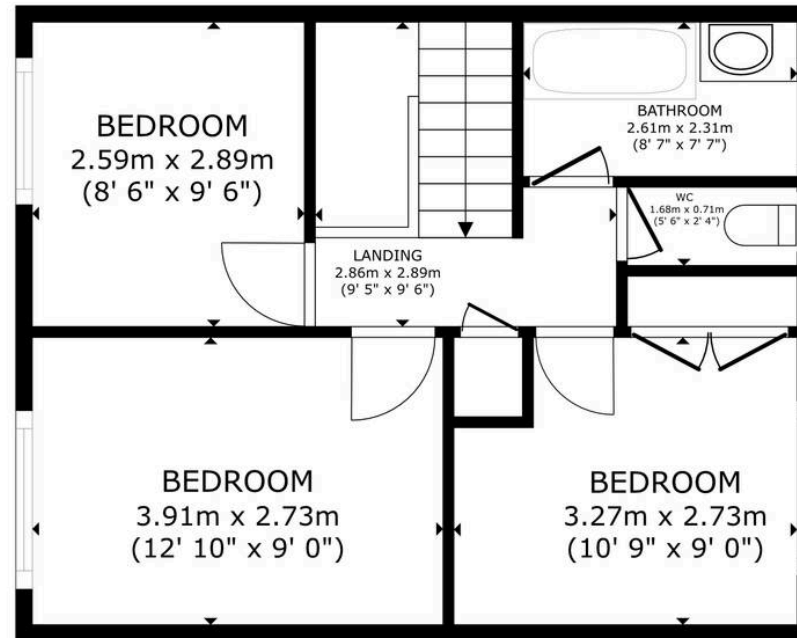
EPC Energy Efficiency Rating: C







**FLOOR 1**



**FLOOR 2**

GROSS INTERNAL AREA  
FLOOR 1 51.6 m<sup>2</sup> (556 sq.ft.) FLOOR 2 41.7 m<sup>2</sup> (449 sq.ft.)  
TOTAL : 93.3 m<sup>2</sup> (1,004 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Martyn Cox & Company**

6-8 Corn Street, Witney - OX28 6BL

01993 779020 • [property@martyncox.com](mailto:property@martyncox.com) • [www.martyncox.com](http://www.martyncox.com)



These particulars are approximate and for illustrative purposes only. They have been prepared in good faith and not intended to be part of an offer or contract. We have not carried out a structural survey and the services, appliances and fittings have not been tested. photos, measurements, floor plans, distances, lease details, services charges and ground rent are given as a guide only.