



**Connells**

St Nicholas Park Butts Lane  
Old Marston OXFORD

### Property Description

A well presented one bedroom park home situated on the popular St Nicholas Park development in Old Marston. Set on a generous plot, the property offers low maintenance living in a peaceful residential setting and is in good overall condition.

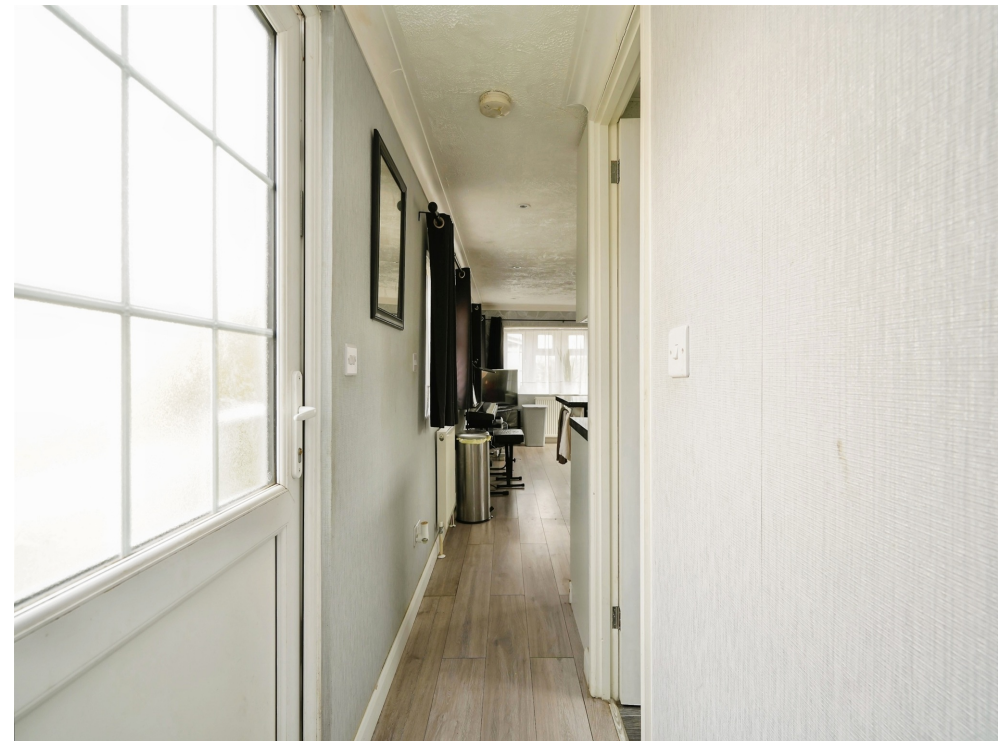
Inside, the home features a recently upgraded interior, including a modern fitted kitchen, contemporary shower room, updated insulation, refreshed flooring, and a gas boiler-creating a bright, comfortable space ready to move straight into.

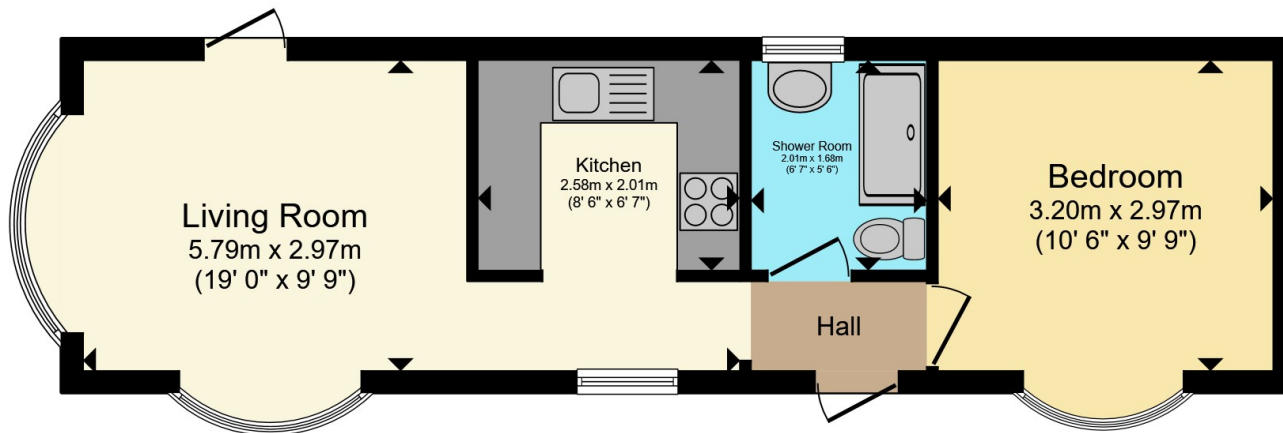
Externally, the home benefits from a lawned side garden, driveway parking, and a garage positioned at the rear, providing excellent practicality and storage. The property sits within a well kept and friendly community.

Location: Old Marston offers superb access to Oxford City Centre (approx. 2 miles) and is ideally placed for the JR Hospital, local colleges, and transport links via the A40.

Local amenities include St Nicholas Church, beautiful riverside walks along the Cherwell, and the popular Victoria Arms riverside pub. Bus routes nearby also provide convenient connections to the wider Oxford area.







**Floor Plan**

Total floor area 35.8 m<sup>2</sup> (386 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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5 Market Square  
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EPC Rating: Exempt  
 Council Tax Band: A

**view this property online [connells.co.uk/Property/HDT305597](http://connells.co.uk/Property/HDT305597)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

Tenure:



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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