

Copse Lane, Marston, Oxford OX3 0AT

allen & harris

welcome to

Copse Lane, Marston Oxford

The property benefits from a two-story side extension which could be used as a separate dwelling or additional bedroom bath and lounge to the main house. The ground floor features a separate lounge, a kitchen, and a dining room with patio doors opening onto the rear garden, providing a bright and airy feel. On the first floor, the property offers two double bedrooms, a further single bedroom, and a family bathroom. Externally, the low maintenance rear garden and gravel driveway for several cars.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.













Driveway

Lounge
11' 9" x 11' 4" (3.58m x 3.45m)

Dining Room
11' 9" x 10' 1" (3.58m x 3.07m)

Kitchen
8' 4" x 6' 6" (2.54m x 1.98m)

Bedroom One
12' 5" x 10' 2" (3.78m x 3.10m)

Bedroom Two
11' 4" x 10' (3.45m x 3.05m)

Bedroom Three
7' 7" x 6' 8" (2.31m x 2.03m)

Bathroom

Rear Garden

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- No Onward Chain
- Investment Potential
- Parking for Several Cars
- Near Headington Hospitals
- Low Maintenance Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£450,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/RSH106512

The Property Ombudsman

Property Ref:
RSH106512 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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