



Connells

Cotswold Crescent
Marston Oxford



Property Description

A three-bedroom semi-detached home in the popular residential area of Marston, offering excellent scope to modernise, improve and develop, subject to permissions.

The accommodation extends to approx 88 sq m (947 sq ft) over two floors. The ground floor has a porch, entrance hall, separate kitchen, dining room and generous sitting room with natural light and views towards the green opposite. The layout offers flexibility for reconfiguration or refurbishment.

Upstairs are three bedrooms – two comfortable doubles and a third ideal as a child's room, home office or study – plus a separate shower room and WC.

A key attraction is the large rear garden, offering significant potential for landscaping, entertaining, children's play or gardening – a blank canvas to transform. To the front, there is off-street parking, a front garden and entrance porch.

Marston is well placed for Oxford city centre, local amenities, schools and transport links. The property is approx 1.5 miles from The Cherwell School and 1.6 miles from the John Radcliffe Hospital, appealing to families and those in the medical and academic communities.

Overall, this three-bedroom semi-detached property combines a practical layout, generous garden and off-street parking with a highly convenient Marston location.

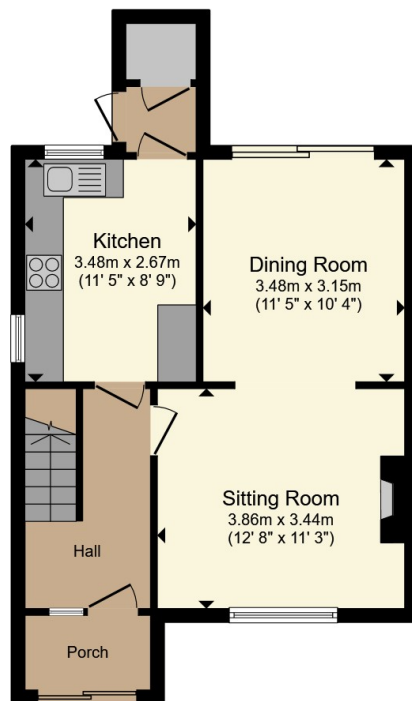
Agents Note:

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.

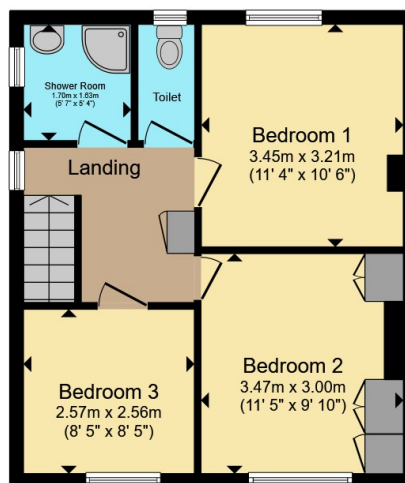
Agents Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.





Ground Floor



First Floor

Total floor area 88.0 m² (947 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

Connells



To view this property please contact Connells on

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Unit 2 Falklands House Black Bourton Road
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EPC Rating: D Council Tax
Band: D

view this property online connells.co.uk/Property/HDT305757

Tenure: Freehold



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.

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