



THOMAS  
MERRIFIELD  
SALES LETTINGS

57 Arthray Road,  
Oxford, OX2 9AD

# 57 Arthray Road, Oxford, OX2 9AD

A mature three bedroom semi-detached house in need of modernisation, situated in this popular and convenient location in West Oxford. No onward chain.

- Entrance hall with storage
- Sitting room
- Lounge/dining room
- Kitchen
- Three bedrooms
- Family bathroom
- Front garden with off-street parking
- No onward chain
- EPC Rating: E
- Council Tax Band: D

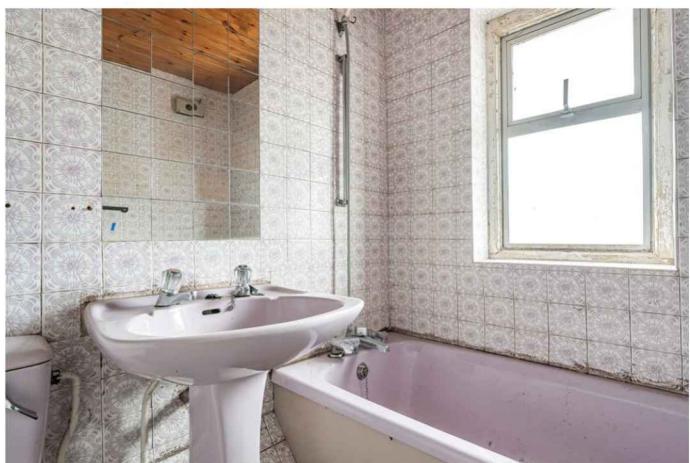
The accommodation comprises, entrance hall, sitting room, lounge dining room, kitchen. On the first floor there are three bedrooms and the family bathroom.

Outside, front garden with off-street parking with side access leading to the rear garden, laid to lawn with pleasant southerly aspect.

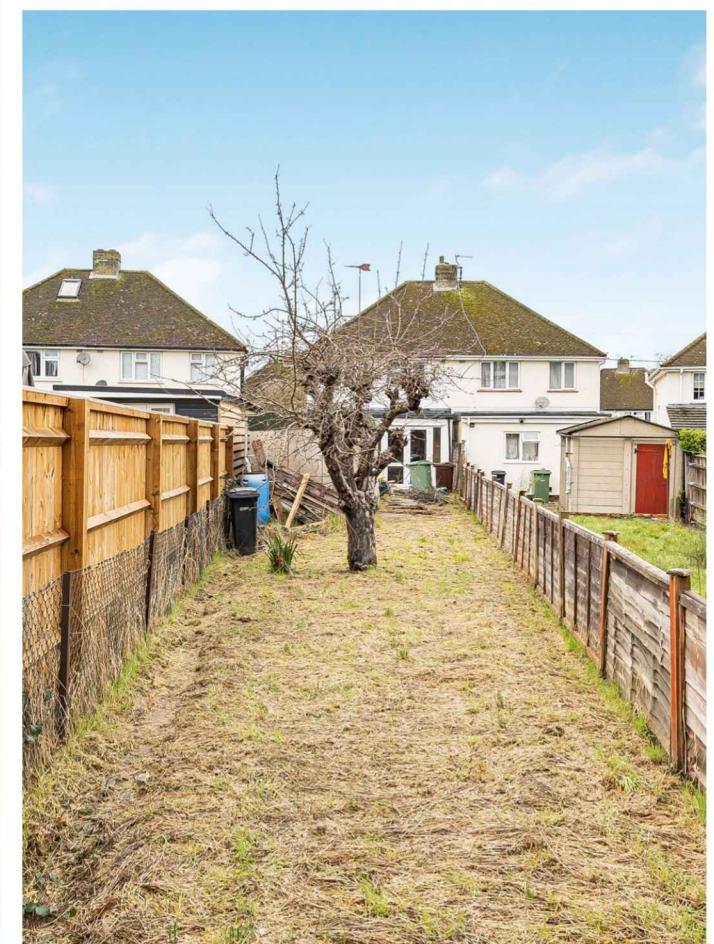
According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is good outdoors and variable in-home.

**Guide Price £375,000 Freehold**





Local amenities are located at Elms Parade and West Way Square, including a Tesco express, Co-op supermarket, medical centre, dentists, opticians, butchers, deli, restaurants and library. Botley is well-connected with regular bus services to Oxford city centre and Abingdon. Oxford Parkway and Oxford Railway stations offering a fast 50 minute service to London Marylebone and Paddington stations respectively. There are country walks to Wytham and Cumnor villages and into Oxford via North Hinksey village and Willow Walk.



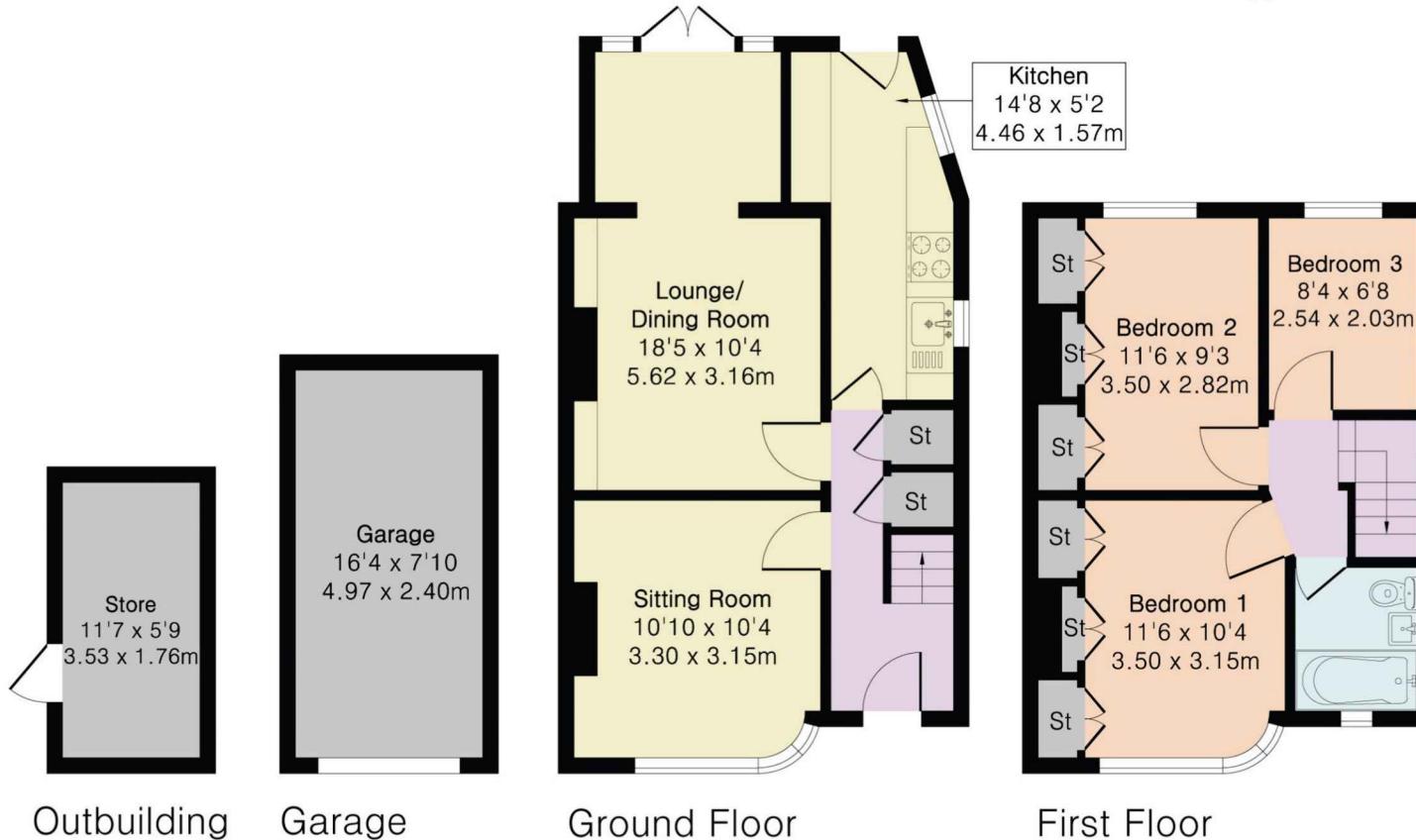
**Approximate Gross Internal Area 797 sq ft - 74 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 448 sq ft - 42 sq m

First Floor Area 349 sq ft - 32 sq m

Garage Area 128 sq ft - 12 sq m

Outbuilding Area 67 sq ft - 6 sq m



HOLYFIELD HOUSE, I WALTON WELL ROAD,  
OXFORD, OX2 6ED

**THOMAS  
MERRIFIELD**  
SALES LETTINGS

**t. 01865 515000**

**e. oxford@thomasmerrifield.co.uk**

**w. thomasmerrifield.co.uk**

**IMPORTANT NOTICE** Thomas Merrifield, their clients and any joint agents give notice that:

I. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.