



THOMAS
MERRIFIELD
SALES LETTINGS

57 Arthray Road,
Oxford, OX2 9AD

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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.

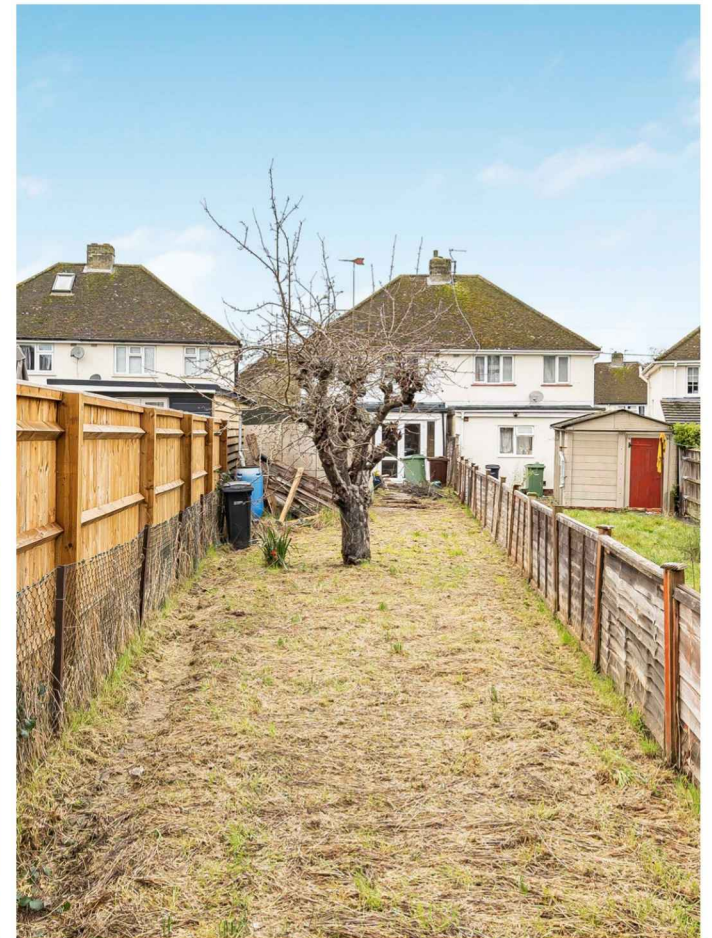
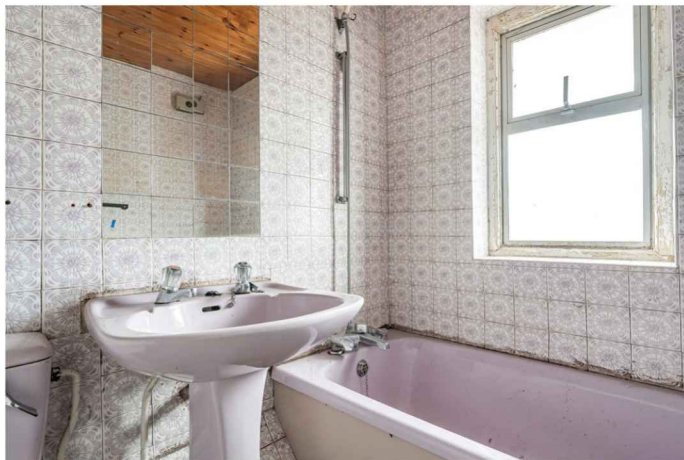
According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is good outdoors and variable in-home.

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

