



THOMAS
MERRIFIELD
SALES LETTINGS

3 Green Place,
Oxford, OX1 4RF

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A mid-terrace two bedroom house believed to be Victorian with a later rear extension and now in need of some updating and modernisation.

- Living/dining room
- Galley kitchen
- Ground floor bathroom
- Two bedrooms
- Gas-fired central heating
- Enclosed south-westerly facing rear garden
- No onward chain
- EPC Rating: D
- Council Tax Band: C

Accommodation comprises; living/dining room with open-plan staircase, galley kitchen with door to the rear garden, ground floor bathroom, two bedrooms and a south-west facing courtyard garden with a useful concrete block shed/store. Please note that the kitchen and bathroom are of non-standard single skin concrete block construction, the back addition roof has been covered with plastic sheeting and the main roof requires overhauling. According to Ofcom, Superfast and Ultrafast broadband are available and mobile and data coverage is good outdoors and variable indoors. Please note that according to Gov.uk, the property is in an area at 'Medium risk of flooding from rivers which means a 1% to 3.3% chance of a flood each year. However, we understand from our client that the property has not flooded during their ownership.

Guide Price £299,950 Freehold





Properties built or refurbished pre-2000 may contain asbestos in building materials including Artex, corrugated roofing, floor tiles and insulation. The shed/store roof is of asbestos but this is considered safe if left undisturbed. New Hinksey and Grandpont offer a range of local services and amenities including two primary school, Hinksey Park and outdoor swimming pool, public houses, and a Tesco metro store. There is easy access to Oxford Ring Road/Southern By-pass approximately half a mile away giving access to the A34 and numerous bus services to central Oxford, Abingdon and other parts of the city. Oxford Railway Station is approximately 1.5 miles to the north offering a fast 60 minute service to London Paddington.



**Approximate Gross Internal Area 496 sq ft - 46 sq m
(Excluding Outbuilding)**

Ground Floor Area 306 sq ft – 28 sq m

First Floor Area 190 sq ft – 18 sq m

Outbuilding Area 70 sq ft – 7 sq m

