



6 Martin Baker View, Oxford, OX44 7BX

£106,250

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

•25% Shared Ownership• Offered to the market with no onward chain is this well presented three bedroom property with a larger than average garden.

The property comprises, open plan living with modern kitchen and fitted appliances, downstairs cloakroom, lounge/diner which opens to a larger than average east facing garden. Upstairs there are three well proportioned bedrooms, with fitted wardrobes whilst the principal bedroom has the added benefit of an en suite shower room. To the side of the property there is ample driveway parking for multiple vehicles.

Chalgrove is a popular Oxfordshire Village located only 12 miles South East of Oxford which gives great access by Train into London and The North. The village is also located very handy for Junction 8a of the M40 again giving access both North and South. The village has local amenities including a village store, pubs and also the village primary school.





## Key Features

- 25% Shared ownership
- Larger than average garden
- Integrated appliances
- Driveway parking
- Cloakroom
- Three well proportioned bedrooms with en suite from the principal bedroom

## The Location

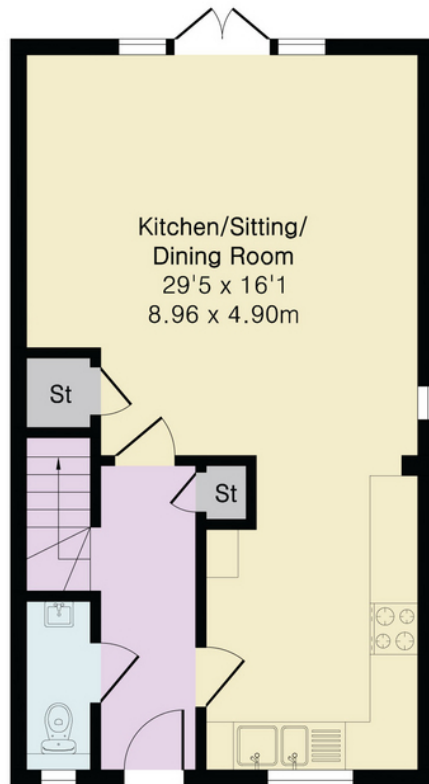
Some material information to note: This property is being marketed for a 25% share of the property. The option to purchase at full ownership is also available. The current rent and service charge payable is £814 pcm. The property is connected to mains gas, electric, water and drainage. According to Ofcom ultrafast broadband is available at the property. According to Ofcom a range of phone providers offer a good service at this property. According to GOV.UK Flood risk, there is a very low risk of flooding. For any information from the register of title, please contact the agent.



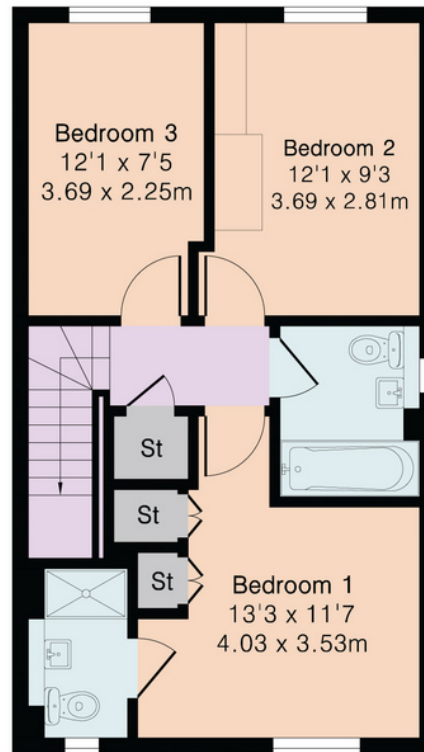
**Approximate Gross Internal Area 946 sq ft - 88 sq m**

Ground Floor Area 473 sq ft – 44 sq m

First Floor Area 473 sq ft – 44 sq m



Ground Floor



First Floor

Thomas Merrifield and their clients give notice that:

1. 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 any 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.

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