



**St. Marys Road, Oxford, OX4 1PY**



## ***Welcome to*** **St. Marys Road, Oxford**

Allen and Harris are proudly presenting to the market this three bedroom Victorian town house located in the sought after Golden Triangle area of Oxford, sold with no onward chain. The ground floor consists of; Good sized lounge with bay windows, dining room with patio doors to the rear garden, modern kitchen with integrated appliances and utility room with another door to the garden. The first floor is staggered with the lower level hosting the fantastic family bathroom, boasting walk in shower, panelled bath, wc and hand wash basin. To the upper level are two double bedrooms, one facing the rear and the larger room to the front offering two good sized windows giving plenty of light. On the second floor is the purpose built spacious third bedroom.



## welcome to St. Marys Road, Oxford

- Golden Triangle Location
- No onward chain
- Victorian town house
- Three Double Bedrooms
- Considerable rear garden

Tenure: Freehold  
EPC Rating: Awaited  
Council Tax Band: D

# £675,000



Please note the marker reflects the  
postcode not the actual property



### Front Garden

### Lounge

12' 8" x 12' 1" ( 3.86m x 3.68m )

### Dining Room

10' x 14' 5" ( 3.05m x 4.39m )

### Kitchen

12' x 7' 8" ( 3.66m x 2.34m )

### Utility Room

4' 6" x 8' 7" ( 1.37m x 2.62m )

### Bedroom One

18' x 14' 7" ( 5.49m x 4.45m )

### Bedroom Two

10' 8" x 15' 6" ( 3.25m x 4.72m )

### Bedroom Three

10' 9" x 10' ( 3.28m x 3.05m )

### Bathroom

11' 5" x 8' 2" ( 3.48m x 2.49m )

**view this property online** [allenandharris.co.uk/Property/RSH106420](https://allenandharris.co.uk/Property/RSH106420)



Property Ref:  
RSH106420 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
allen & harris



**01865 711441**



[oxford@allenandharris.co.uk](mailto:oxford@allenandharris.co.uk)



82 Rose Hill, OXFORD, Oxfordshire, OX4 4HX



[allenandharris.co.uk](https://allenandharris.co.uk)