

**FOR SALE**



**Blackstock Close, Headington**  
**Guide Price £335,000**

  
**MARTIN&CO**

# Blackstock Close, Headington

## Key Notes:

- Two Double Bedrooms
- Semi-Detached House
- Vacant Possession
- Cul De Sac Location
- Local Amenities Nearby
- Rear Garden
- Off Road Parking - Two Allocated Spaces
- Council Tax Band: C
- No Onward Chain
- Tenure: Freehold
- Conservatory

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 48 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Martin & Co are pleased to present this two-bedroom semi-detached home, situated within a residential close in the popular Headington area of Oxford.

The property is vacant and offered with no onward chain, making it an attractive option for first-time buyers, investors.

The ground floor accommodation begins with a practical kitchen positioned at the front of the property, leading through to a generously proportioned living room with ample space for both seating and dining. To the rear, the living room flows into a conservatory overlooking the garden, providing a useful additional reception space with direct access outside.

Upstairs, the property offers two well-proportioned bedrooms, including a generous principal bedroom, together with a separate shower room.

Externally, the property benefits from a rear garden, while to the front there are two allocated off-road parking spaces, providing convenient parking immediately outside the property.

Blackstock Close is well positioned within Headington, offering convenient access to local shops, cafés and everyday amenities. The location is particularly well placed for Oxford's major hospitals, including the John Radcliffe, Churchill and Nuffield Orthopaedic Hospitals, as well as Oxford Brookes University. Regular bus services provide access into Oxford city centre, while the A40 and Oxford Ring Road are also within easy reach.





#### Approximate Gross Internal Area

67.6 m<sup>2</sup> ... 727 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.

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