

FOR SALE



Westminster Way, Botley
Guide Price £315,000


MARTIN & CO

Westminster Way, Botley

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Key Notes:

- Duplex Maisonette
- Master Bedroom inc WC
- Vacant Possession
- Private Rear Garden
- Council Tax Band: C
- Tenure: Share of Freehold
- Lease Term: 999 years from 1st January 2004
- No Service Charge
- No Ground Rent
- Off Road Parking
- Open Plan Living Area



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



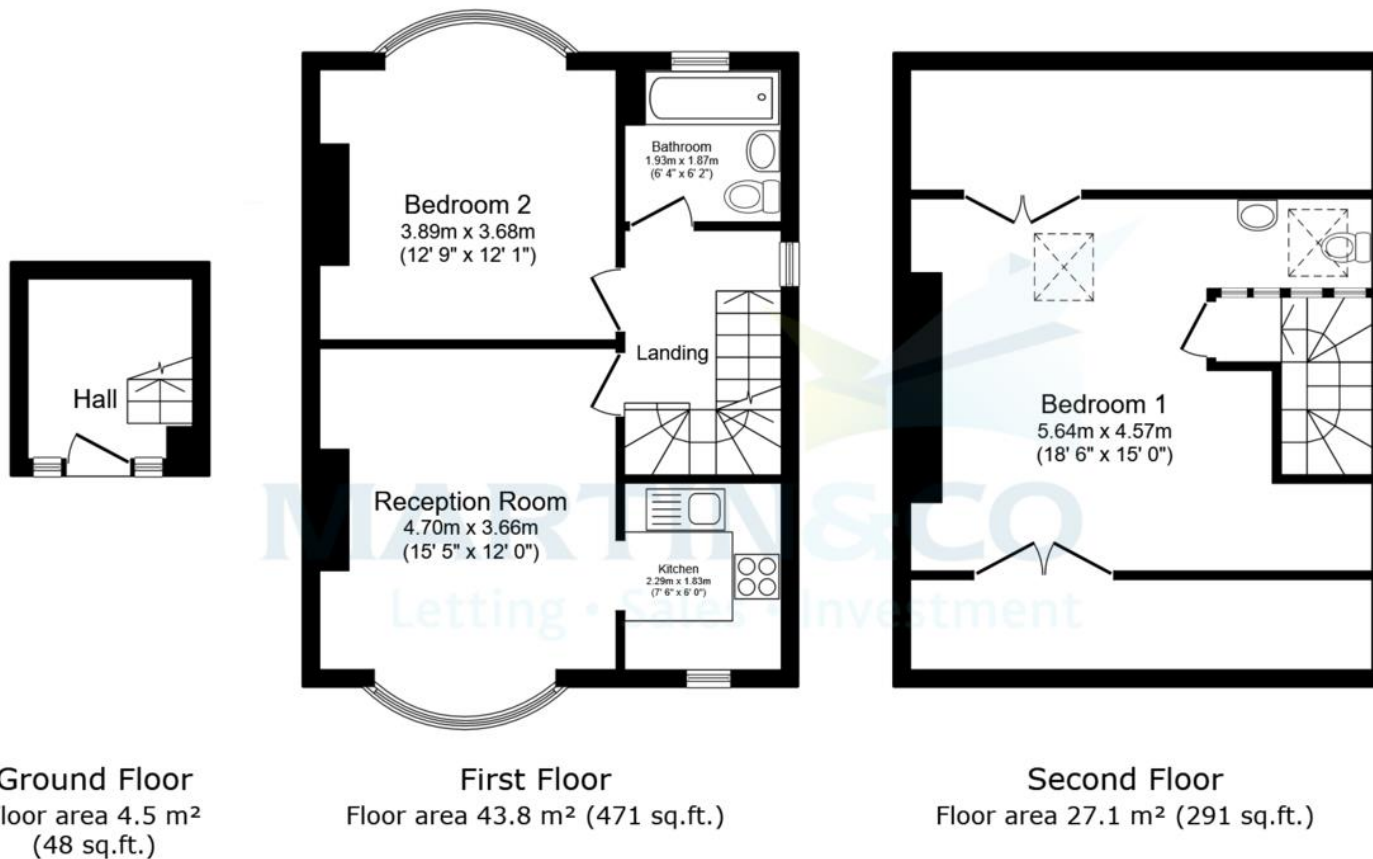
Martin & Co welcome a Two Bed Duplex Maisonette on Westminster Way in Botley.

The Property comprise of an Entrance Hall with stairs leading to the First Floor. On this floor the property offers a Open-Plan Living Kitchen Space, Family Bathroom and a Spacious Double Bedroom. Leading on to the Second Floor, you have the Master Bedroom which has a WC.

Externally, the property attractively has a Private Rear Garden and also benefits from Off-Road Parking.

Conveniently located, this property offers easy access to a variety of nearby amenities, including the West Way shopping centre and top-notch primary and secondary schools. Nearby bus stops provide swift transportation to the bustling Oxford city, while the property's proximity to the A34 ensures effortless travel to key destinations both North and South.





TOTAL: 75.3 m² (810 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.