

FOR SALE



Barton Road, Headington
Guide Price £425,000


MARTIN&CO

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Key Notes:

- Off Road Parking
- 100FT Rear Garden
- New Roof Fitted Recently- December 2024
- Close to Local Green Spaces
- 24/00372/FUL- Recent Planning Application Approval
- Walking Distance to Central Headington and JR Hospital
- Good Bus Routes to Centre of Oxford and access to London Tube
- Semi-Detached House
- Council Tax Band: C
- Tenure: Freehold
- Windows Installed in 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Martin & Co welcome a charming Two Bed Semi-Detached House situated on Barton Road in Headington. The property is being sold with Vacant Possession. The property benefits from an over 100FT Rear Garden.

Recently, a Planning Application has been approved on the property for an Impressive erection of a part single part two storey rear extension. Formation of a front porch and insertion of 2 roof lights to side elevation. It has also had a new roof installed.

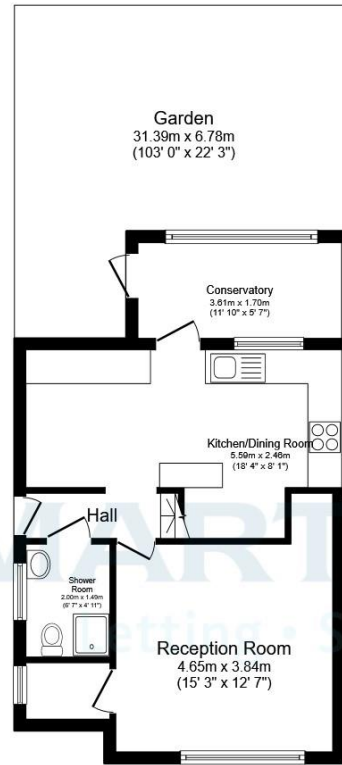
The Ground Floor comprises of; Enclosed Bright Living Room, which has large windows filling the room with Natural Light. Well Designed Kitchen providing Modern Appliances and chic Kitchen Units, this space is also brilliant for Ample Dining Space. There is also a Lean-To which is currently being used for a Utility Area and access to the spacious Rear Garden.

Arriving on the First Floor, there are Two Double Bedrooms and access for storage in the Loft Space.

The Drive Way Parking for several cars ensures convenience for both residents and any visitors. Nestled within an urban area, this property is surrounded by nearby parks and offers easy access to walking/cycling routes to nearby Hospitals and Amenities.

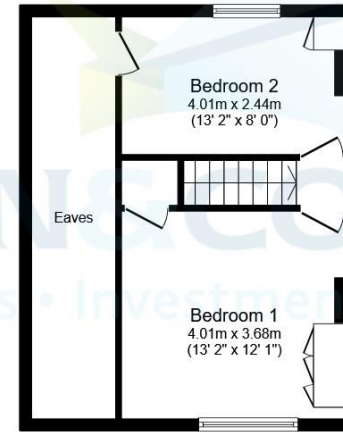


Link to Virtual Tour: <https://vimeo.com/1038538366?share=copy#t=0>



Ground Floor

Floor area 45.0 sq.m. (484 sq.ft.)



First Floor

Floor area 29.2 sq.m. (314 sq.ft.)

TOTAL: 83.1 sq.m. (896 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.

