

**FOR SALE**



**Farmer Place, Marston**  
**Guide Price £385,000**

  
**MARTIN & CO**

# Farmer Place, Marston

## Key Notes:

- Mid Terraced House
- Potential to Extend STPP
- Permit Parking
- Spacious Rear Garden
- Property in need of Renovation
- Council Tax Band: C
- No Onward Chain
- Vacant Possession
- Cul De Sac Location
- Tenure: Freehold



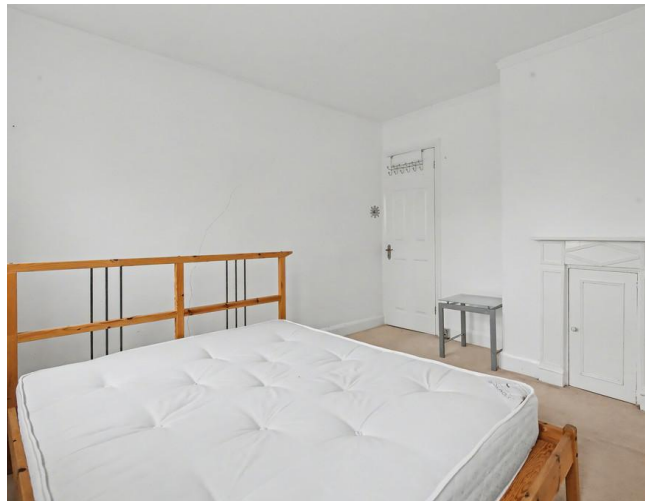
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

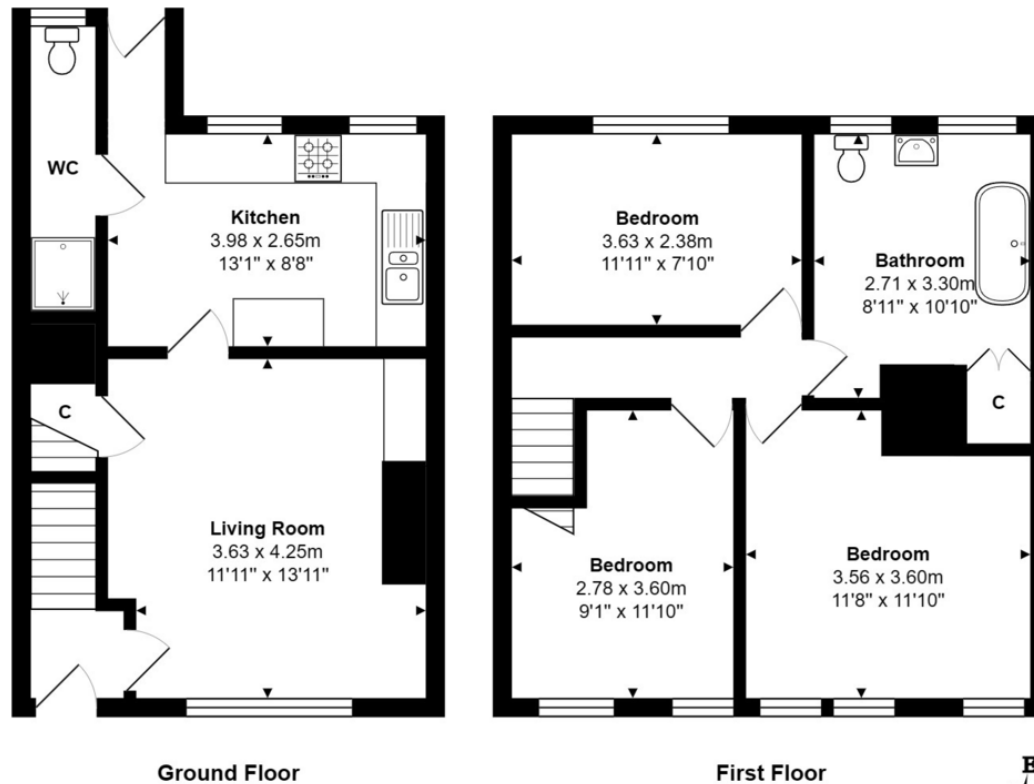


Martin & Co welcome to the market a three-bedroom mid-terraced house situated on Farmer Place in Marston. The property is offered with no onward chain, vacant possession, and represents an excellent opportunity for buyers seeking a renovation project with the potential to add value.

On the ground floor, the accommodation comprises an entrance hall leading to a spacious living and dining room, a generously sized kitchen, and a shower room. The first floor provides three double bedrooms along with the main family bathroom, offering well-proportioned living space throughout.

Marston is a well-established residential area with convenient access to a range of local amenities including supermarkets, cafés, small restaurants, and a health centre. The property benefits from regular bus services to Headington, Summertown, and Oxford city centre. The John Radcliffe Hospital is within walking distance, while the nearby ring road provides quick access to the A40 and M40. In addition, nearby cycle paths offer a traffic-free route to the university's science area and surrounding parks.





Ground Floor

First Floor

Approximate Gross Internal Area

83.2 m<sup>2</sup> ... 895 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.  
 Drawn by E8 Property Services. www.e8ps.co.uk

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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.