

FOR SALE



St Nicholas Road, Oxford
Guide Price £315,000


MARTIN&CO

Key Notes:

- End Terraced House
- Bus Route to Centre of Oxford
- Open Plan Kitchen Dining Space
- Modern Finish Through Out
- Enclosed Rear Garden
- Off Road Parking
- Vacant Possession
- Council Tax Band: C
- No Onward Chain
- Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Martin & Co are delighted to present this modern two-bedroom end-terraced house, ideally located on St Nicholas Road, Littlemore. The property is offered with vacant possession and no onward chain, making it an excellent opportunity for first-time buyers or investors alike.

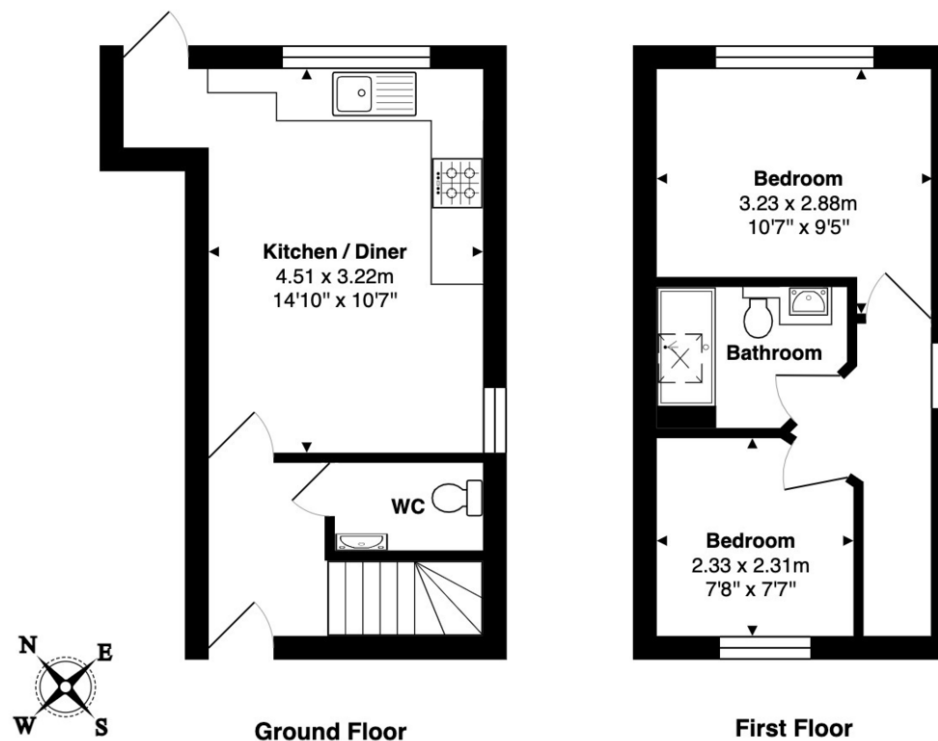
The ground floor features an inviting entrance hallway leading to a spacious kitchen and dining area, perfect for modern living. A convenient ground floor WC is also located off the hallway.

Upstairs, the first floor comprises two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden and off-road parking, providing both comfort and practicality.

Located in the popular Littlemore area of Oxford, the property enjoys excellent local amenities, including nearby shops, schools, and parks. There are good transport links to Oxford City Centre, the Oxford Science Park, and major routes such as the A34 and M40, making it ideal for commuters.





Approx. Gross Internal Area 43.8 m² ... 472 ft²

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.