

IMPORTANT NOTICE Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that: i) the particulars do not constitute part of an offer or contract; ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact; iii) the text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property have not been obtained and Penny & Sinclair have not tested any services, equipment or building regulations or other consents have been obtained and Penny & Sinclair does not mean that all necessary planning, opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order; vi) no person in the employment of Penny & Sinclair has any authority to make or give any representation or warranty whatsoever in relation to this property; vii) all measurements are approximate.

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

Approx Gross Internal Area: 57.9 m² ... 623 ft²



First Floor

Ground Floor



28 LODGE CLOSE

MARSTON, OXFORD, OX3 0QP

A well-presented mid terrace two bedroom house situated in this conveniently situated location offering good access to the Headington hospitals, central Oxford and Summertown.

Entrance Porch • Sitting Room • Kitchen/Breakfast Room • Two Bedrooms • Bathroom • Rear Garden •

DESCRIPTION

A well-presented mid terrace house in this conveniently situated location offering good access to the Headington hospitals, central Oxford and Summertown. The light and airy accommodation is arranged over two floors and comprises, entrance lobby, sitting room, kitchen/breakfast room, two double bedrooms and a first floor bathroom. Outside there is a secluded rear garden and within walking distance is the local allotments.

LOCATION

Old Marston is situated to the east of the city centre. It is a sought after village that offers a shop, public house and good access to several local schools. Summertown and Headington are both within easy reach as is the ring road, A40/M40 and Oxford hospitals.

DIRECTIONS

From central Headington proceed down Headley Way and past the John Radcliffe. Continue over the next roundabout. After a short distance turn right signposted Old Marston. Follow the road through the village. Continue over into Boults Lane. Follow the road past the Victoria Arms public house and turn right into Park Way. Follow the road to the right into Lodge Close, and the property will be found on the right hand side.

FIXTURES & FITTINGS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Penny & Sinclair's staff who has seen the property, in order that you do not make a wasted journey.



SERVICES

All main services are connected.

TENURE & POSSESSION

The property is Freehold with vacant possession on completion.

LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council
Town Hall
St Aldates
Oxford
OX1 1BX
Telephone (01865) 249811
Council Tax Band C £1632.02 for 2017/18

AGENTS NOTE

Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that:
i) the particulars do not constitute part of an offer or contract; ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact. lii) the text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Penny & Sinclair have not tested any services, equipment or facilities. A buyer or lessee must satisfy themselves by inspection or otherwise. Iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order; vi) no person in the employment of Penny & Sinclair has any authority to make or give any representation or warranty whatsoever in relation to this property. Vii) all measurements are approximate.