



**9 FERRY ROAD**  
MARSTON, OXFORD, OX3 0ET

**PENNY &  
SINCLAIR**



# 9 FERRY ROAD

MARSTON, OXFORD, OX3 0ET  
GUIDE PRICE £475,000

**Unexpectedly back on the market, a semi-detached family home enjoys an enviable location within one of Marston's most favoured side roads and enjoys views over Trinity Sports Ground. The property is offered with no onward chain.**

Semi-detached • Sitting Room • Dining Room • Kitchen •  
Three Bedrooms • Bathroom • Garage • Off Street Parking •  
Great Views • No Onward Chain

## DESCRIPTION

This semi-detached family home enjoys an enviable location within one of Marston's most favoured side roads. The property enjoys views over Trinity Sports Ground to the rear from the first floor. In brief the accommodation comprises of an entrance hall, bay-fronted sitting room, open in to a dining room, and kitchen on the ground floor. The first floor offers two double bedrooms, a single bedroom and bathroom. Outside, there is a small walled garden to the front with a driveway to the side leading to single garage. Subject to the usual consents, there is scope to extend to the rear to create a stunning kitchen/living space. In addition to this there is a mature and well established rear garden backing on to Trinity Sports Ground.

## LOCATION

Ferry Road is a residential no-through road and near to the Cherwell cycle route that leads into the city centre, joining at South Parks Road. There is a local convenience shop at the top of the road, as is the sought after St Michael's Church of England Primary & Pre-school. There are regular bus routes along Marston Road. The Headington hospitals are within easy reach, as is Brookes University and the Oxford Ring Road. There are open spaces of University Parks, South Park and Headington Hill Park nearby, and there are frequent public transport links to London and the airports from nearby St Clements.







### **DIRECTIONS**

From our City office on The Plain, follow St Clements Street and on reaching the junction at the bottom of Headington Hill, turn left into Marston Road. Proceed past the University playing fields on the left and take the first left into Ferry Road where the property will be found on the left hand side.

### **VIEWING ARRANGEMENTS**

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 staff who has seen the property, in order that you do not make a wasted journey.

### **FIXTURES & FITTINGS**

Certain items may be available by separate negotiation with Penny & Sinclair.

### **SERVICES**

All mains services are connected.

### **TENURE & POSSESSION**

The property is freehold and offers vacant possession upon completion.

### **LOCAL AUTHORITY & COUNCIL TAX**

Oxford City Council,  
Town Hall,  
St Aldates  
Oxford OX1 1BX  
Telephone (01865) 249811

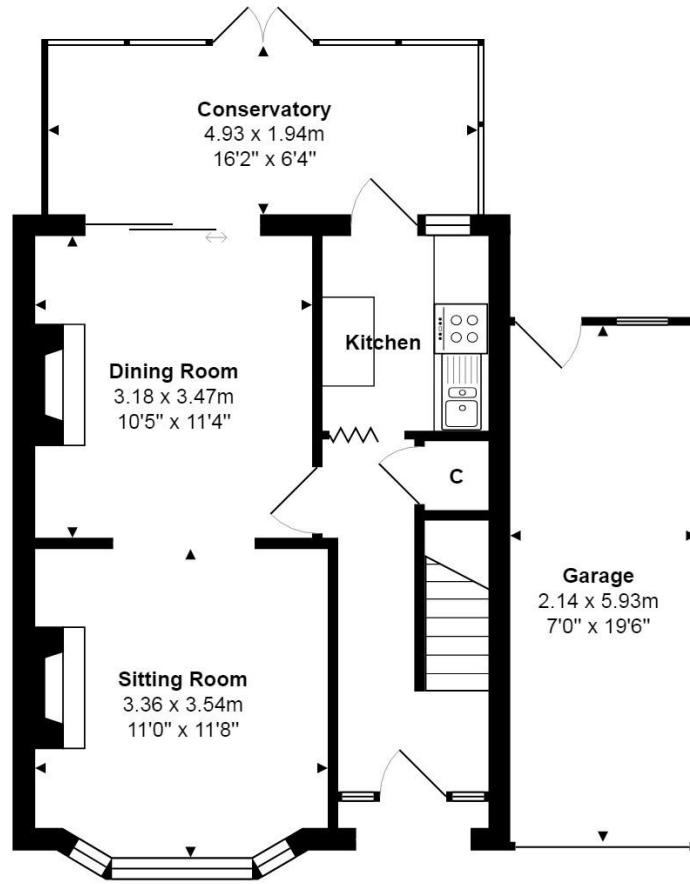
Council Tax Band 'D' amounting to £1,909.79 for year 2018/19



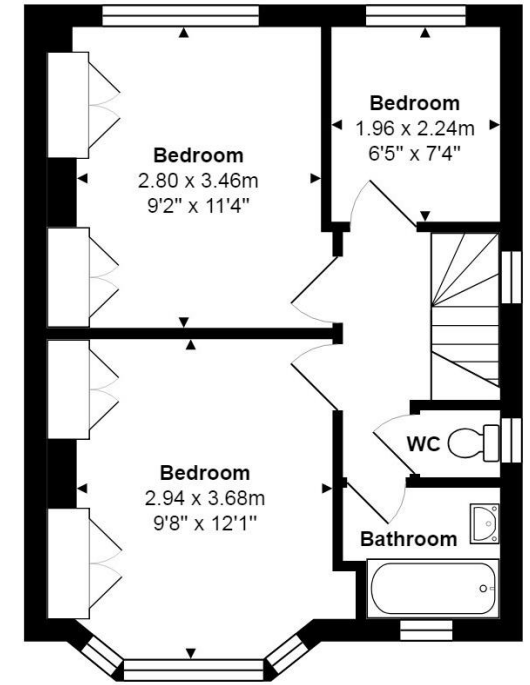


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	84
England & Wales	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	50	83
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

Approx. Gross Internal Area: 96.8 m<sup>2</sup> ... 1042 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](http://www.e8ps.co.uk)



01865 297555

1-4 The Plain, St.Clements, Oxford, OX4 1AS

[city.sales@pennyandsinclair.co.uk](mailto:city.sales@pennyandsinclair.co.uk)

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