



56 MARSH ROAD

OXFORD, OX4 2HH

**PENNY &
SINCLAIR**

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A modern detached house presented in excellent order and situated in this most convenient location. The accommodation is arranged over three floors and extends to c. 1517 sq ft. Outside there is off road parking and a garage to the front and to the rear, a beautifully established south west facing garden.

Entrance Hall • Cloakroom • Sitting/Dining Room • Kitchen • Utility Room • Four Bedrooms • Ensuite Shower • Family Bathroom • Driveway & Garage

DESCRIPTION

A modern detached house presented in excellent order and situated in this most convenient location. The accommodation is arranged over three floors and extends to c. 1517 sq ft. Comprises porch, entrance hall, well-proportioned sitting/dining room, kitchen, utility room and cloakroom on the ground floor. There is also access into the integral garage from the house. The first floor comprises master bedroom with ensuite shower room, bedroom two, a further bedroom/study and family bathroom. The top floor bedroom is of particular note, with window overlooking the rear garden. Outside there is off-road parking for two cars and a garage to the front, and to the rear, a beautifully established south west facing garden.

LOCATION

Temple Cowley is located to the east of the city centre and offers easy access to the ring road and business parks. Access to the nearby doctors' surgery, library and primary school is excellent as are Cowley Marsh Park and Florence Park. The bustling Cowley Road is a short bus journey (or a brisk walk) away and offers a superb array of restaurants, bars and local shops. The Marsh Harrier and The Jolly Postboys and Cricketer's Arms are within easy reach. The city centre is also easily accessible by bus, which can be picked up on the nearby Cowley Road which is at the end of Marsh Road.





DIRECTIONS

From The Plain, proceed along the Cowley Road. Turn left into Marsh Road by Cowley Marsh Park. The property will be found on the right hand side, identified by a Penny & Sinclair For Sale board.

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 Penny & Sinclair's staff who has seen the property, in order that you do not make a wasted journey.

SERVICES

All mains services are connected.

FIXTURES & FITTINGS

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

TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council

City Chambers

Queen Street

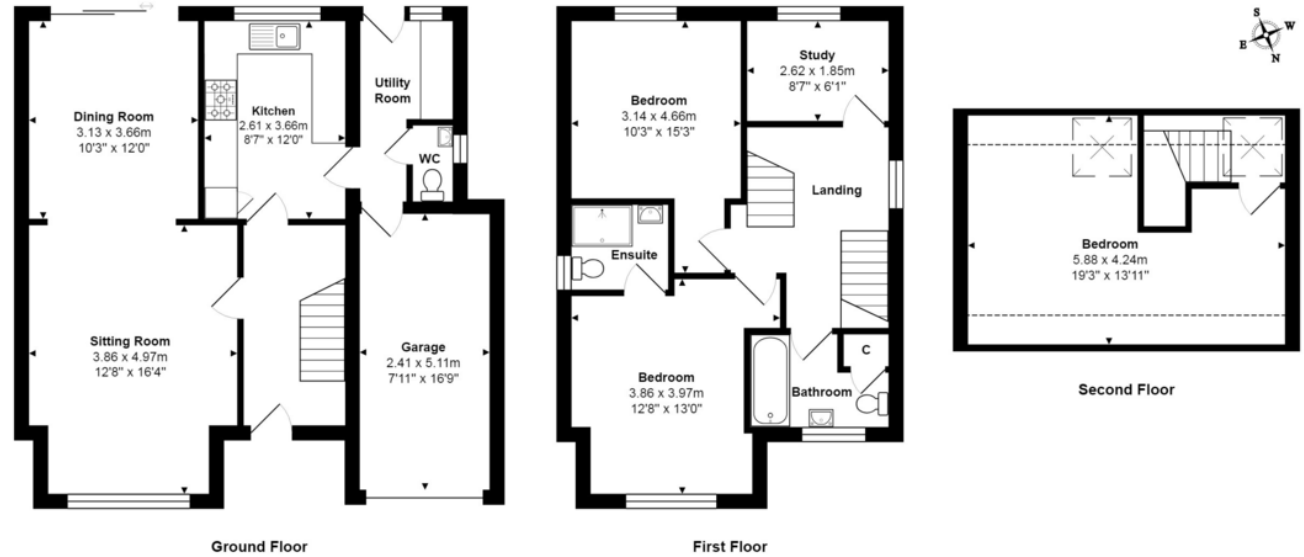
Oxford

OX1 1EN

Telephone (01865) 249811

Council Tax Band E - £2334.19 for 2018/19





Approx. Gross Internal Area: 140.9 m² ... 1517 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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