



**Salford Road**  
Oxford

**Carter Jonas**

## 18 SALFORD ROAD MARSTON OXFORD OX3 0RX

Accommodation over 3 floors  
3 bedrooms & 1 bathroom  
Spacious sitting/dining room & separate study  
Integrated garage & off-street parking

### DESCRIPTION

A modern three storey townhouse located in the heart of Cherwell School catchment area.

The property has plenty of natural light and offers flexible accommodation with a study, cloakroom and garage on the ground floor with stairs rising to the first floor where there is a spacious sitting room and kitchen with wall and base units at the rear.

The second floor offers three bedrooms and a family bathroom.

Outside to the front is a lawned area and path leading to the front door, to the rear there is off street parking with access to the garage and sheds.

### LOCATION

Salford Road is a residential road in Marston lined with similar properties and close to local amenities with easy access to Summertown, Headington and Oxford City. The new Swan School is conveniently located nearby, appealing to families seeking educational options.

The property is being sold with no onward chain.

**A MODERN THREE STOREY TOWNHOUSE LOCATED IN THE HEART OF CHERWELL SCHOOL CATCHMENT AREA OFFERING FLEXIBLE, LIGHT AND SPACIOUS ACCOMMODATION WITH GARAGE AND PARKING.**



Further Information:

Council Tax Band D  
Gas central heating

Mobile phone coverage and speeds can be checked here:  
[checker.ofcom.org.uk](http://checker.ofcom.org.uk), however, all providers are predicted to have good levels of service inside at this property.

Broadband speeds can be checked here:  
[checker.ofcom.org.uk](http://checker.ofcom.org.uk). The maximum download rate is predicted to be 1000mbps with a 100mbps upload speed, subject to availability.

## ADDITIONAL INFORMATION

**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

**Directions:** OX3 0RX





Outbuilding

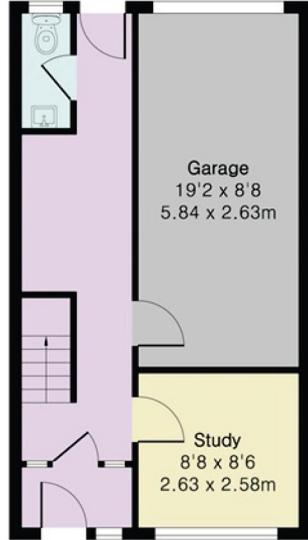
**Approximate Gross Internal Area 1302 sq ft - 122 sq m**

Ground Floor Area 415 sq ft – 39 sq m

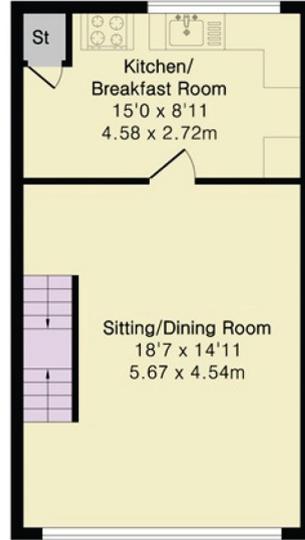
First Floor Area 415 sq ft – 39 sq m

Second Floor Area 415 sq ft – 39 sq m

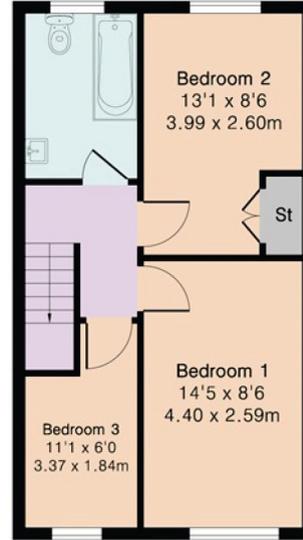
Outbuilding Area 57 sq ft – 5 sq m



Ground Floor



First Floor



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Carter Jonas**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Offices throughout the UK



**IMPORTANT INFORMATION**

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