

# 8E MARSHALL ROAD

COWLEY, OXFORD OX4 2NR

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Cowley, Oxford OX4 2NR

A stunning new home (2023) arranged over three floors offering versatile living space. The ground floor of this home offers an open plan kitchen/dining room with quartz worktops and high quality Neff appliances. A separate sitting room with bay window and handy WC make up the remainder of the ground floor accommodation. The first floor comprises two bright and airy bedrooms, both with ensembles. The second floor offers two further bedrooms and an additional family bathroom. Outside is one allocated parking space and a private east-south facing rear garden. The home has been built with eco-credentials in mind and comes complete with an EV charging point and an energy efficient air source heat pump which powers underfloor heating to the ground floor and radiators to the first and second floors. The heating is controlled via remote control Heatmiser app.



## GUIDE PRICE

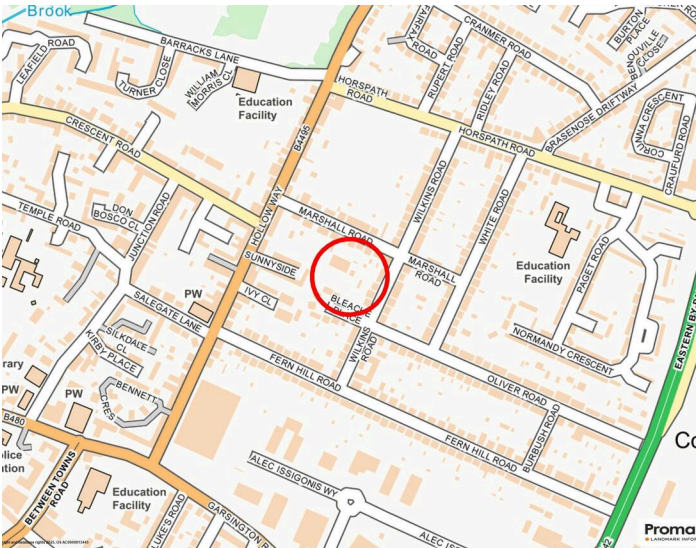
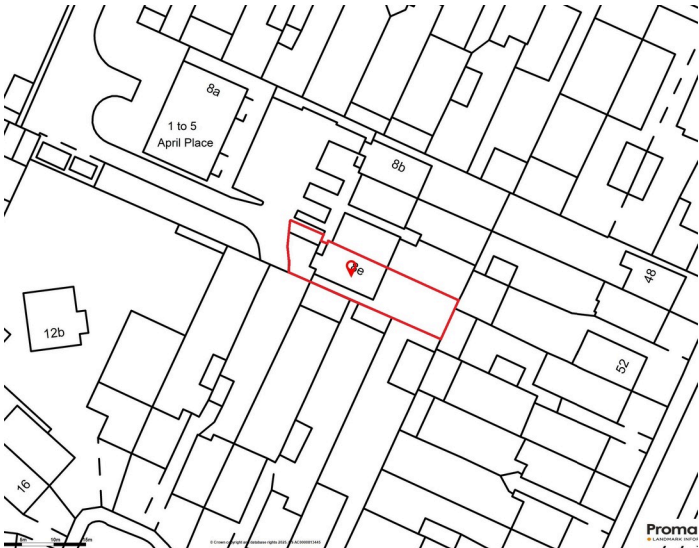
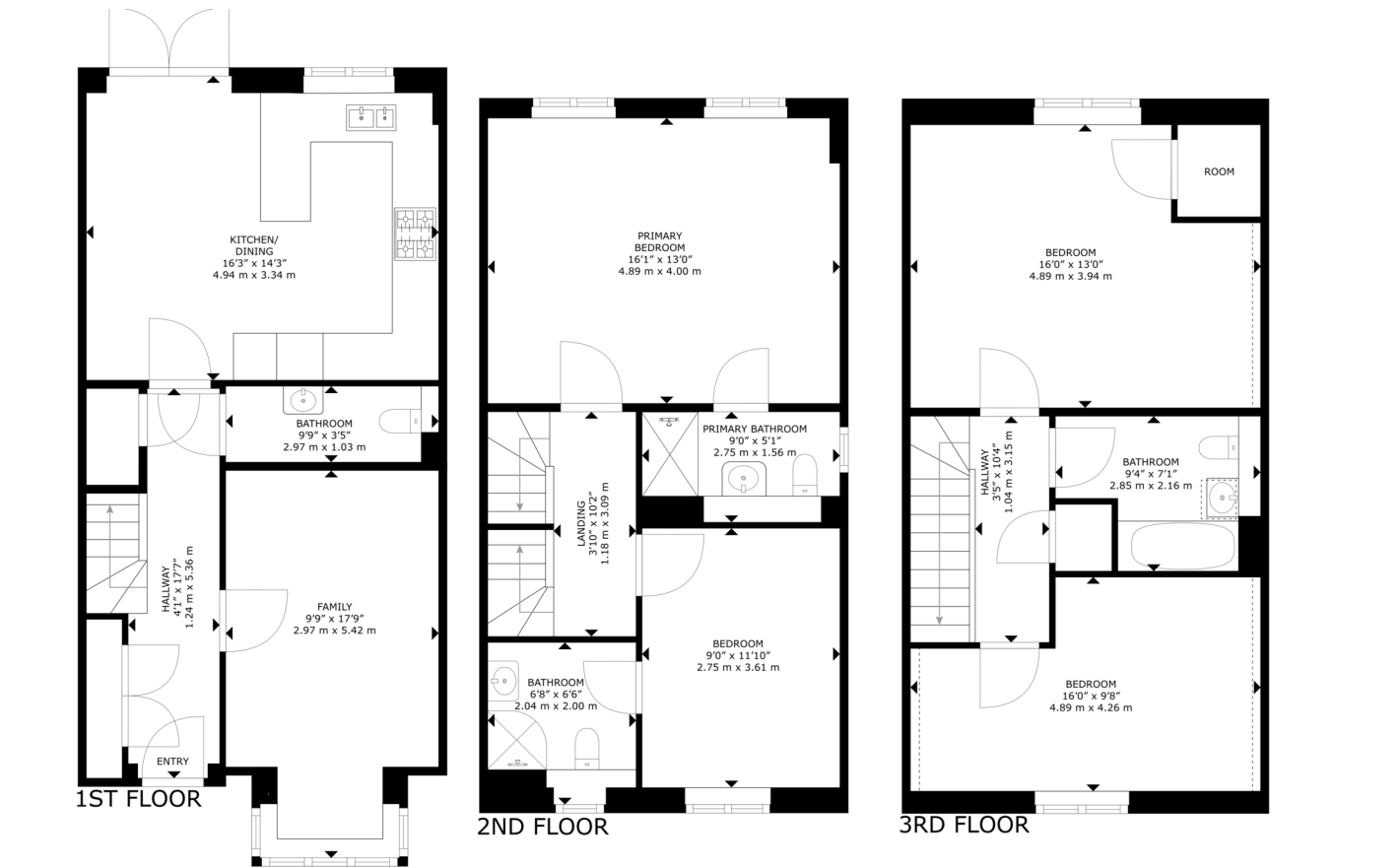
**£595,000**



Approx. 40ft







**Council Tax:**  
Band D - £3122.01

**Parking:**  
Off-street parking

**Local Authority:**  
Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	93	94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# “LOCATION COMMENT

*Marshall Road is situated off Hollow Way which is within close proximity of local amenities, excellent public transport and less than a 10 minute cycle into Oxford City Centre, Oxford Business Park and the Churchill and Nuffield Hospitals.*



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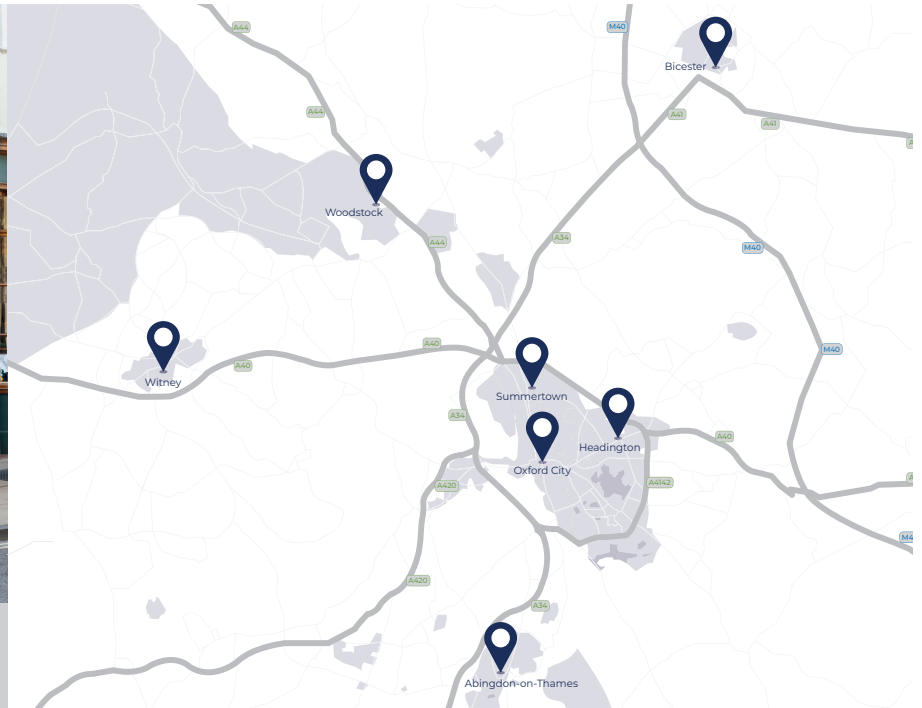
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