

# 3 MARTIN CLOSE

BOTLEY, OXFORD OX2 9GU

# 3 Martin Close

Botley, Oxford OX2 9GU

A beautifully presented three-bedroom semi-detached property with allocated parking and a stunning landscaped garden. The property has been extensively refurbished by the current owners and now features an impressive open plan living arrangement and high end kitchen.

The ground floor accommodation comprises an entrance hall, a WC, and an incredible open plan kitchen/dining/living area with bi-folding doors connecting the living space to the immaculately landscaped garden.

On the first floor there are two double bedrooms, a single bedroom and a bathroom.

To the rear of the property is a landscaped garden with patio area, a desked sitting area and two sheds.

## GUIDE PRICE

**O.I.E.O. £500,000**



2



1



1



Approx. 38ft garden

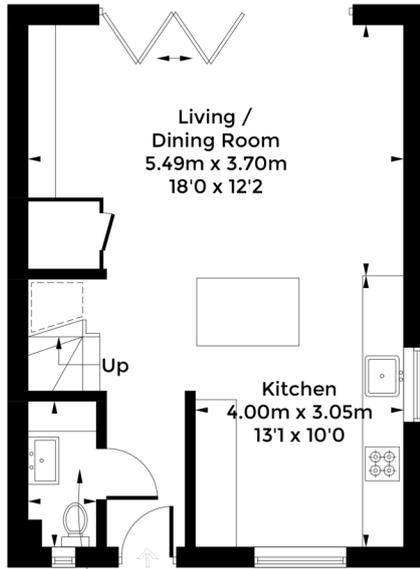




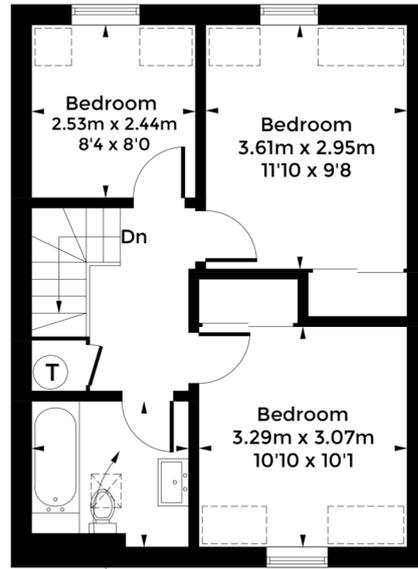


Approximate Gross Internal Area = 85.4 sq m / 919 sq ft

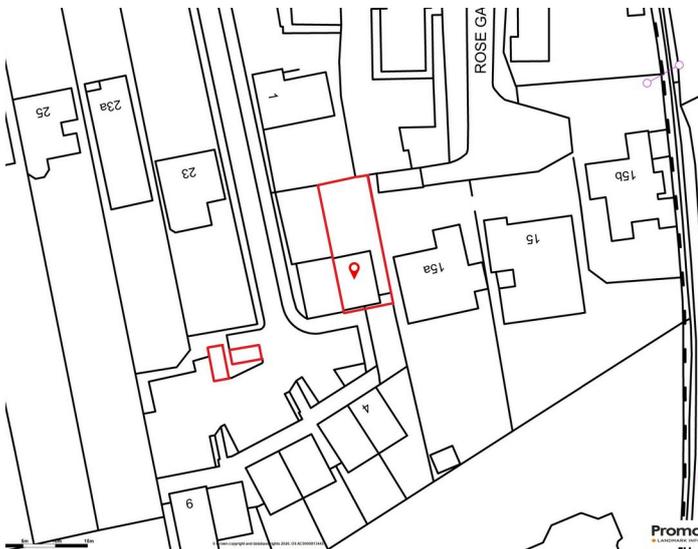
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



**Council Tax:**  
Band D - £2389.00

**Parking:**  
2 allocated spaces

**Local Authority:**  
Vale of White Horse D.C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	84
(55-68)	<b>D</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	

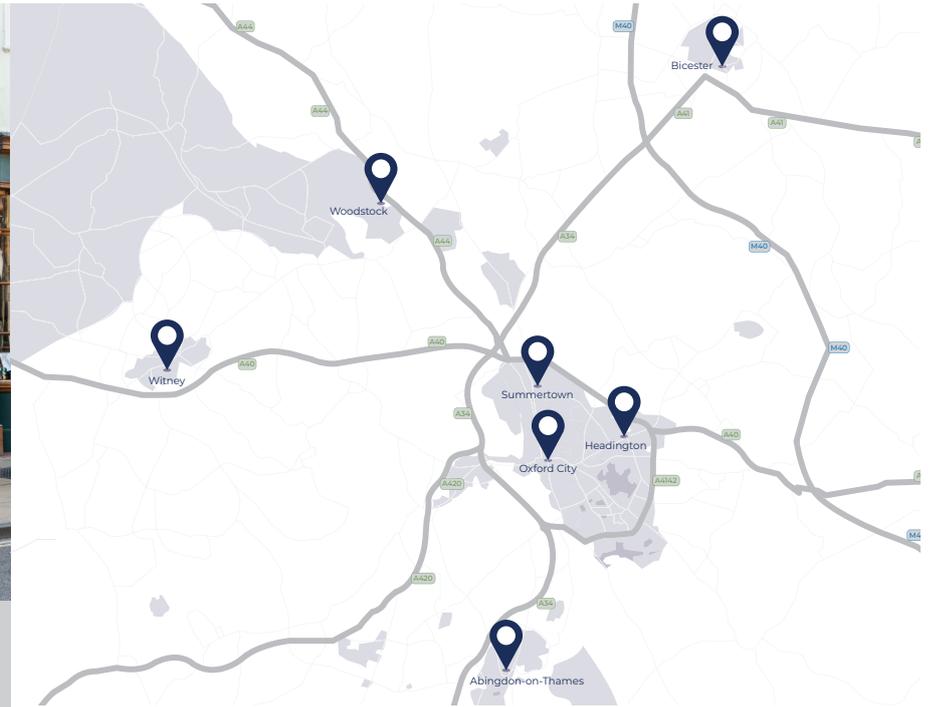
# LOCATION COMMENT

*Built in 2014, Martin Close is a private development of only nine houses situated off Eynsham Road. West Way shopping centre is a short walk from the property and there are regular buses to the train station and city centre from the nearby bus stop.*



# OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

**Breckon & Breckon**  
est. 1947



*Every office* has access to *every buyer* registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

## Oxford City Centre

118 High Street  
Oxford  
OX1 4BX

t: 01865 244 735  
e: post@breckon.co.uk

## Summertown

t: 01865 310 300 (sales)  
t: 01865 20 1111 (letting)  
e: summertown@breckon.co.uk

## Headington

t: 01865 750 200 (sales)  
t: 01865 763 999 (letting)  
e: headington@breckon.co.uk

## Abingdon-on-Thames

t: 01235 550 550 (sales)  
t: 01235 554 040 (letting)  
e: abingdon@breckon.co.uk

## Witney

t: 01993 776 775 (sales)  
t: 01993 899972 (letting)  
e: witney@breckon.co.uk

## Woodstock

t: 01993 811 881 (sales)  
t: 01993 810 100 (letting)  
e: woodstock@breckon.co.uk

## Bicester

t: 01869 24 24 23 (sales & letting)  
e: bicester@breckon.co.uk

## New Homes

t: 01865 261 222  
e: newhomes@breckon.co.uk

## Land Team

t: 01865 558 999  
e: land@breckon.co.uk

## Letting and Property Management

t: 01865 20 1111  
e: lettings@breckon.co.uk

## Creative Department

t: 01865 310 300  
e: creative@breckon.co.uk

## Bespoke by Breckon

t: 01865 765 555  
e: bespoke@breckon.co.uk



FROM LEFT:  
Millie Carless, George Houlbrooke,  
Eoin Kehoe



breckon.co.uk

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.