

30 MONTAGU ROAD

BOTLEY, OXFORD OX2 9AH

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Botley, Oxford OX2 9AH

A 3 bedroom family home available with no onward chain.

A spacious and well presented home in the heart of Botley which has been updated by the current owners. This home comprises entrance hall, front reception room with bay window and a substantial, sociable, kitchen / diner space which leads in to the garden. There is a further pantry area beyond the kitchen.

On the first floor there is a primary double bedroom to the front of the home with a bay window, a fully renovated shower room in immaculate condition, a second double bedroom and a third bedroom / office.

To the front of the property is off street parking for two cars and on road parking available too. The rear garden is a delightful space, a new patio area for sitting out in the evenings, a useful garage and raised flower beds at the end of the garden. The middle of the garden is laid to lawn.

 **3**

 **1**

 **1**

GUIDE PRICE

£425,000

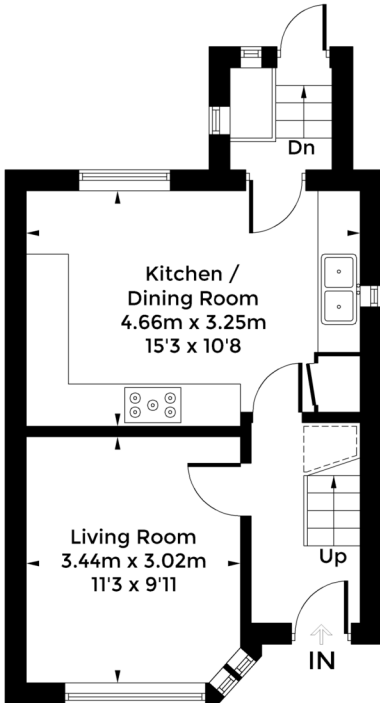


Approx. 100.3ft

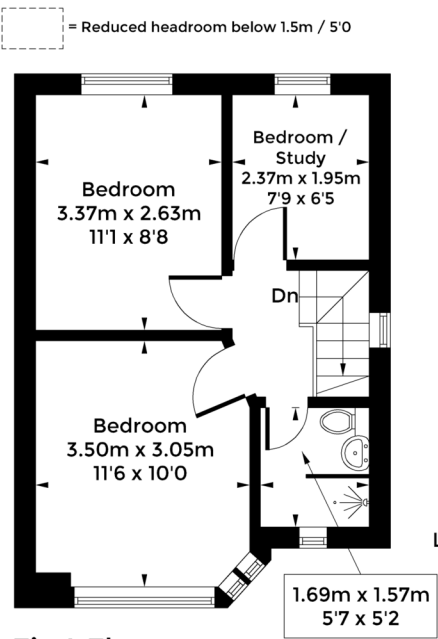




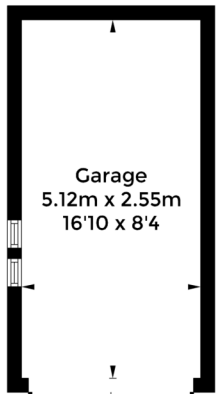
Approximate Gross Internal Area = 66.2 sq m / 712 sq ft
Garage = 13.0 sq m / 140 sq ft
Total = 79.2 sq m / 852 sq ft



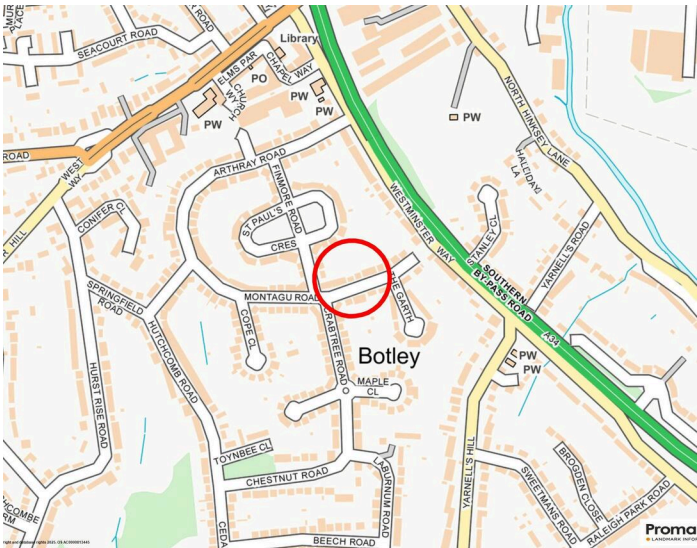
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Council Tax:
Band C - £2148.33

Parking:
Off-street parking for 1 car

Local Authority:
Vale of White Horse D.C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	67	
(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

Montagu Road forms part of 'Elms Rise' approx. 2 miles west of the City Centre with a regular bus service to the train station, the City and to Abingdon. The recently developed West Way shopping centre is only a few minutes' walk away as well as the popular Matthew Arnold Secondary School.



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