

# 62 MONTAGU ROAD

BOTLEY, OXFORD OX2 9AQ

# 62 Montagu Road

Botley, Oxford OX2 9AQ

A three-bedroom semi-detached home with a generous garden and driveway parking. The house benefits from an extension on the side of the house and comes to the market with no onward chain. There is further potential to extend the house (subject to the usual consents).

The ground floor accommodation comprises an entrance hall, a spacious reception room with dual aspect, a second reception room with integrated speaker system, and a kitchen.

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

To the rear of the property there is a generous garden with raised patio area and lawn, a secure metal shed with power, and side access.

**3****2****1**

Approx. 64.6ft

## GUIDE PRICE

**O.I.E.O. £450,000**

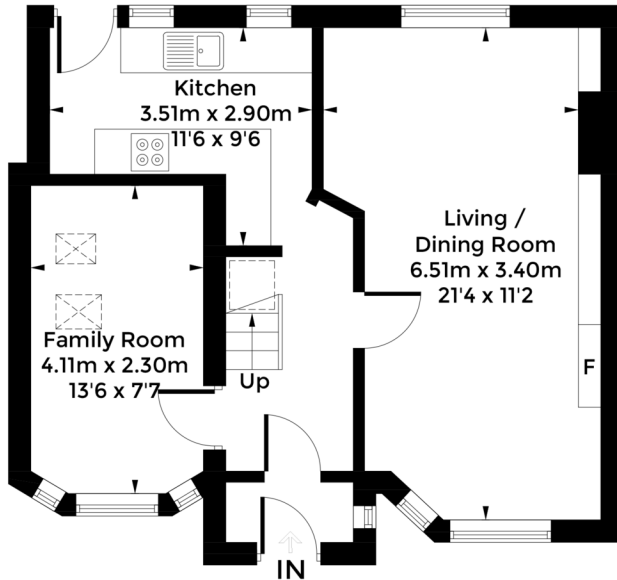




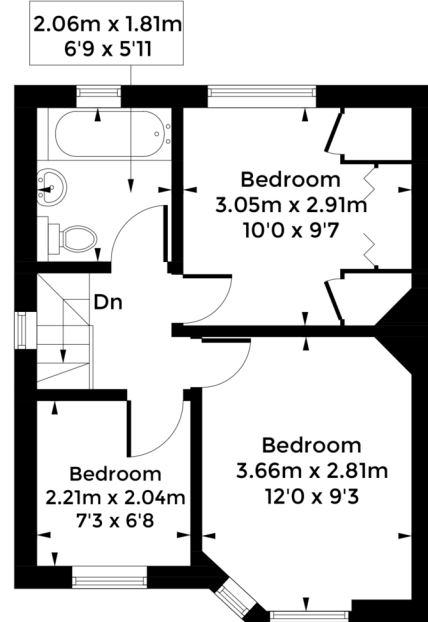
Approximate Gross Internal Area = 80.0 sq m / 861 sq ft



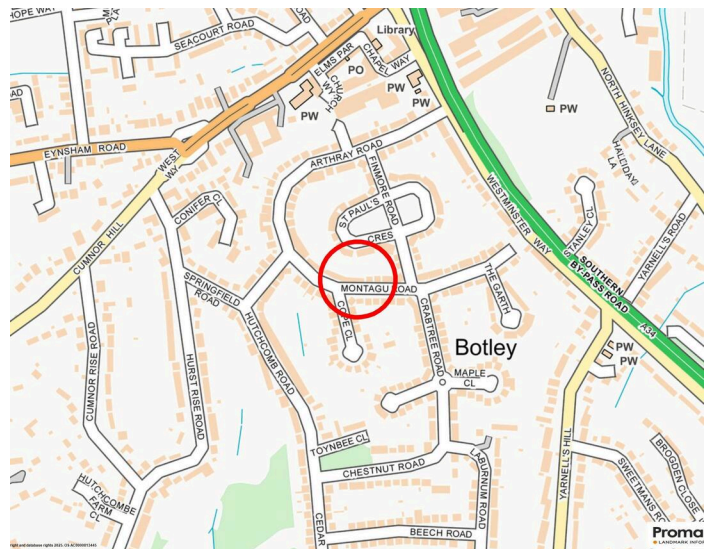
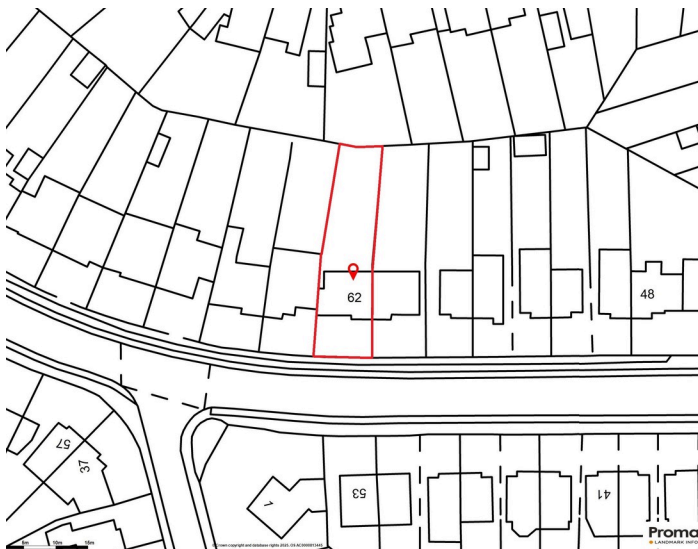
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



**Council Tax:**  
Band C - £2227.39

**Parking:**  
Off-road for 1 car

**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>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

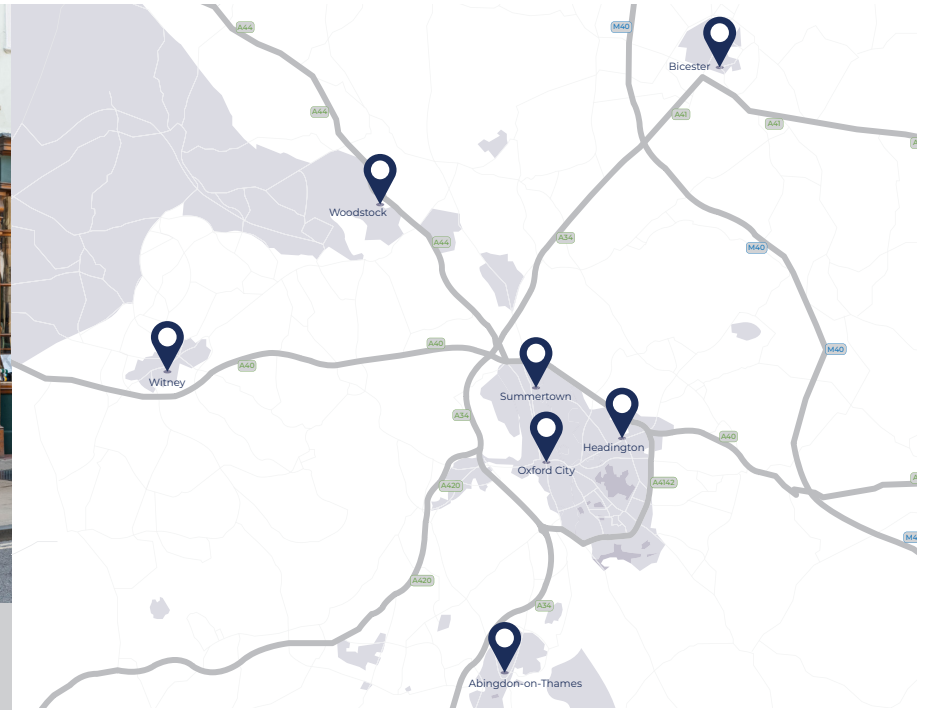
# LOCATION COMMENT

*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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