

74 Montagu Road

BOTLEY, OXFORD OX2 9AQ

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A three-bedroom semi-detached home situated on popular Montagu Road, offering an excellent opportunity for a purchaser to modernise and create a fantastic family home.

The ground floor accommodation comprises an entrance hall, a spacious dual-aspect living room, a kitchen/dining room overlooking the rear garden and a family bathroom.

The first-floor accommodation consists of three well-proportioned bedrooms, together with a separate shower room and WC.

Outside, the property is approached via a driveway providing off-street parking and access to the attached 137 sq ft garage. The enclosed rear garden offers a generous outdoor space with excellent potential for landscaping or extending the property, subject to the necessary planning permissions. Available with no onward chain.



3



1



2



60'6 garden

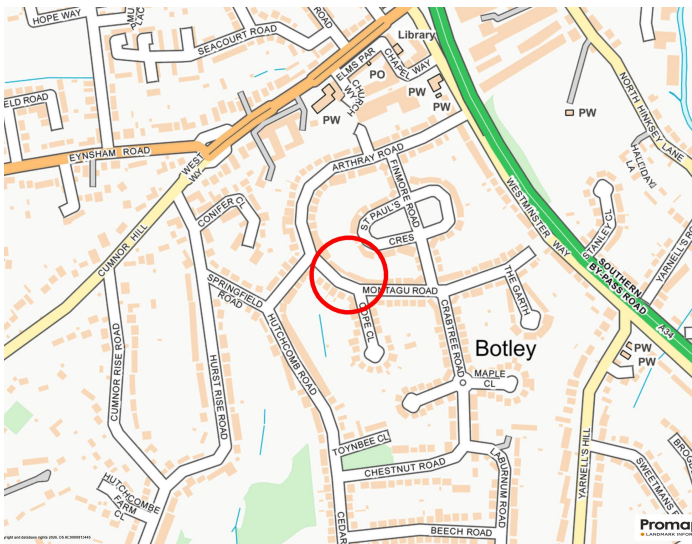
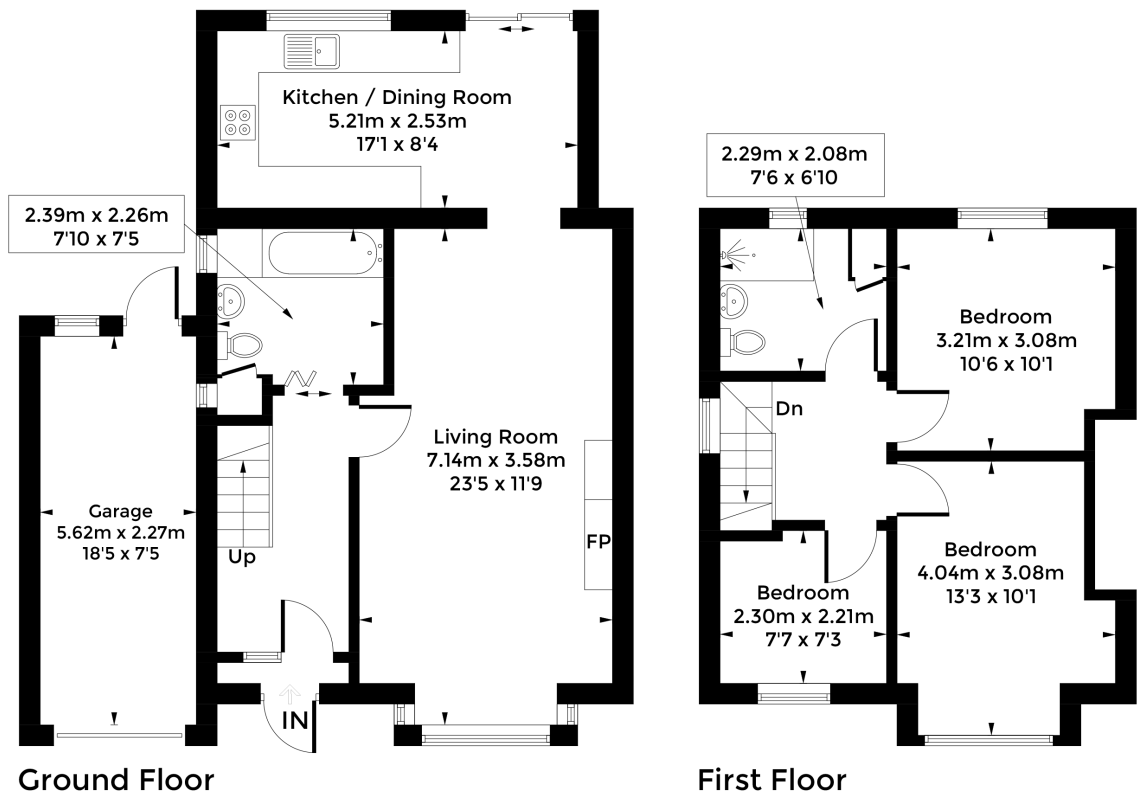
GUIDE PRICE

£400,000





Approximate Gross Internal Area = 91.4 sq m / 984 sq ft
Garage = 12.7 sq m / 137 sq ft
Total = 104.1 sq m / 1121 sq ft



Council Tax:
Band D - £2577.44

Parking:
Single garage & off road for 2 cars

Local Authority:
Vale of White Horse D.C.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

“Chance to create a family home

Montagu Road is a well-established residential road in the highly regarded Botley area, offering excellent access to Oxford city centre, the railway station, the A34 and A420. A wide range of local amenities are within easy reach, including shops, supermarkets, well-regarded schools and leisure facilities, making this an ideal location for families and commuters alike.



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Oxford City Centre

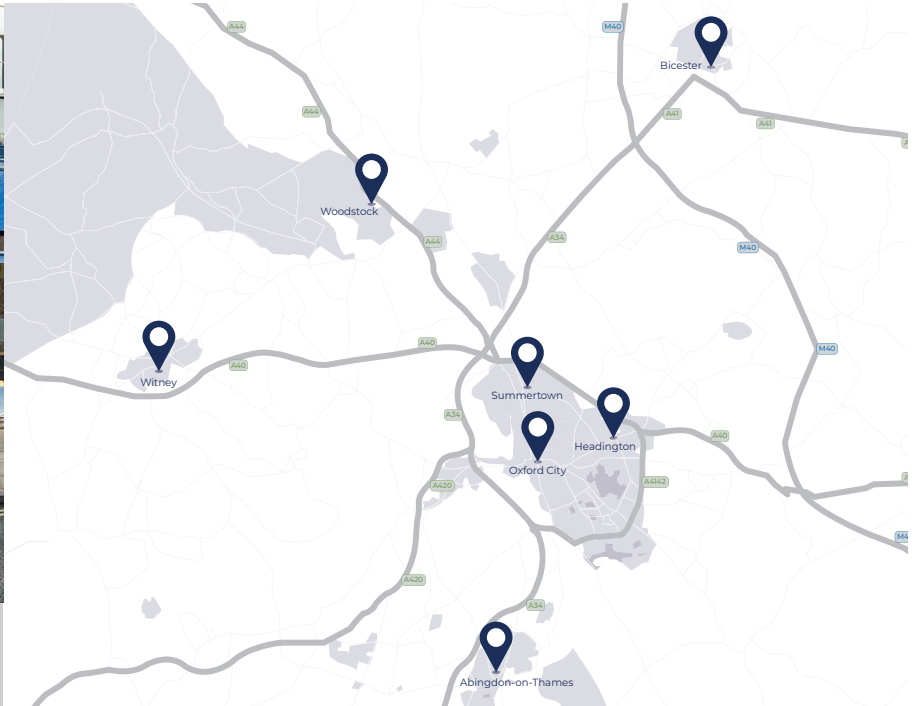
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