



30 Montgomery Road, Bicester, OX27 8FG

Guide Price £550,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious, extended and well presented four double bedroom semi-detached family home with; a super two room annexe, off street parking and an enclosed garden. Ideally located in a quiet close.

Off the hall to your right is a study and to your left there is a cloakroom, sitting room, the kitchen ahead of you fitted with wall and base units and open plan to the dining or family room. From the kitchen there is an annexe with a separate boiler, a utility room or kitchen, sitting room and a double bedroom with an ensuite disabled wet room. Upstairs all four double bedrooms have a wardrobe, the principal bedroom has an en suite and there is a family bathroom. Outside the front garden has five parking spaces and side access to the rear which has patios and a lawn along with a very handy shed.

The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile – according to Ofcom there is good outdoor coverage for EE, 02, Three & Vodafone (checker.ofcom.org.uk). We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Covenants, Easements, Boundaries, Restrictions & Rights are available upon request.

Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

Local Authority: Cherwell District Council - F. EPC -





Key Features

- Four Double Bedrooms
- Sitting Room
- Study
- Kitchen and Open Plan Dining or Family Room
- Parking for 5 Cars
- Enclosed Rear Garden
- Two Room Annexe with Kitchen and Disabled access Wet Room
- Gas Fired Central Heating to Radiators.
- Management Charge £120 p/a
- Quiet Close

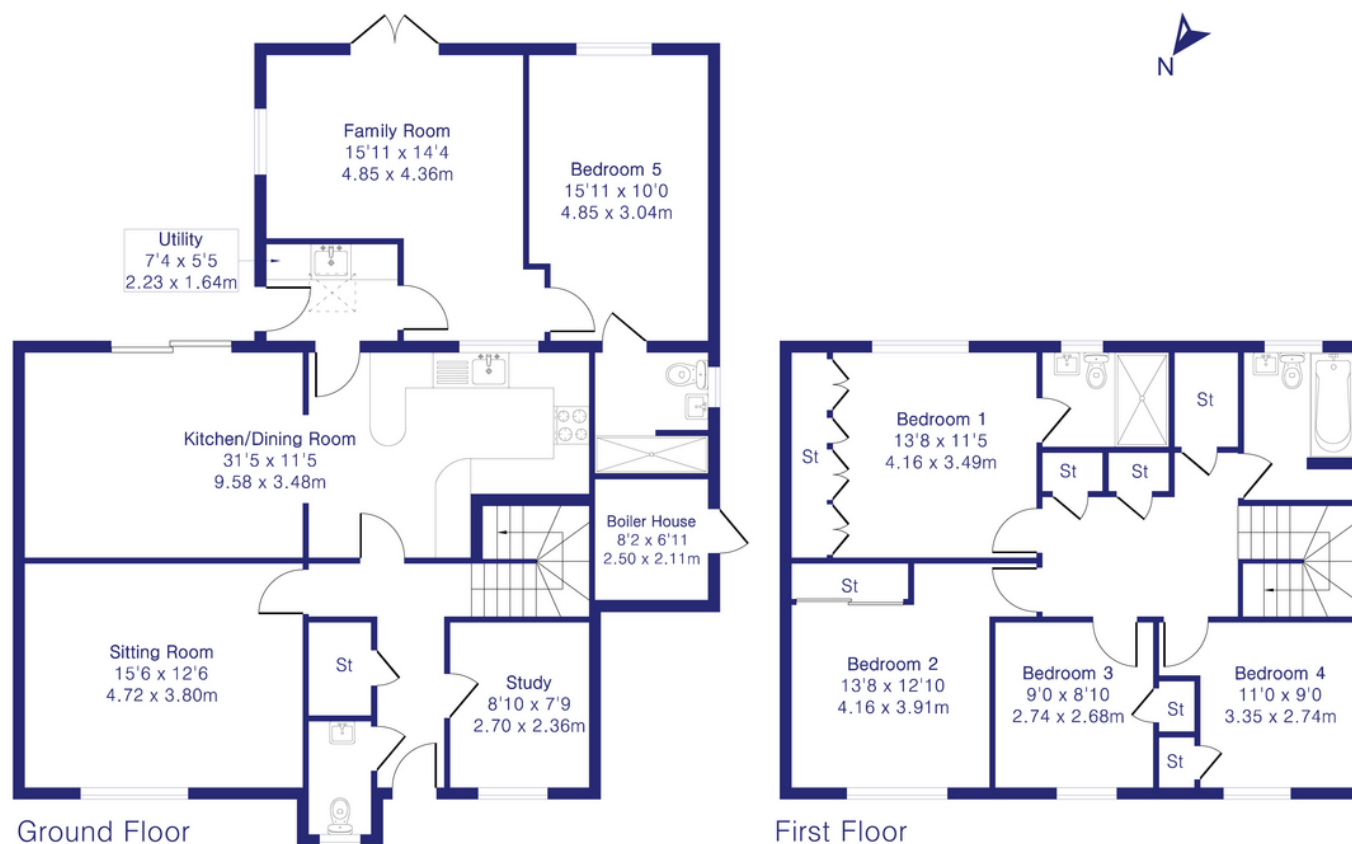
The Location

Local Shops 0.9m
 Bicester Market Square 2.0m
 Bicester Village 2.2m
 Bicester North Station (London Marylebone from approx. 50 mins) 1.5m
 Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 2.3m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.8m

Approximate Gross Internal Area 2030 sq ft - 189 sq m

Ground Floor Area 1269 sq ft – 118 sq m

First Floor Area 761 sq ft – 71 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS