



**Connells**

Churchill Road  
Bicester





### Property Description

Exceptional Investment Opportunity - 7-Bedroom Property with HMO Potential (STPP) Presenting a substantial and versatile property offering outstanding potential for a licensed House in Multiple Occupation (HMO), subject to planning permission and final approval. This well-appointed home currently comprises 7 en-suite bedrooms, making it ideally suited for conversion into a high-yielding rental asset with minimal adaptation required.

The Ground Floor includes Two spacious double bedrooms, each with private en-suite facilities, Two reception / study rooms, a well-equipped kitchen with adjoining utility room and conservatory.

On the First Floor you will find Three further double bedrooms, Two Single bedrooms, all with en-suite

The property boasts a front driveway, supplying access to the substantial gravel parking area located at the rear of the property, providing additional space for property modifications to meet HMO requirements.

Ideally located within close walking distance to local amenities and less than 0.6 miles from Bicester North train station, providing excellent commuter links to Oxford, London and beyond.

This is a rare opportunity to acquire a property already aligned with many HMO requirements, with substantial income potential upon licensing, viewing highly recommended to appreciate scale and flexibility.

### Entrance Hall

### Reception/Study Room One

### Bedroom Six

Double Bedroom with Ensuite

### Bedroom Five

Double Bedroom with Ensuite

### Reception/Study Room Two

### Wc

### Kitchen

### Utility

### Conservatory

### Landing

### Bedroom One

Double Bedroom with Ensuite

### Bedroom Two

Double Bedroom with Ensuite

### Bedroom Three

Double Bedroom with Ensuite

### Bedroom Four

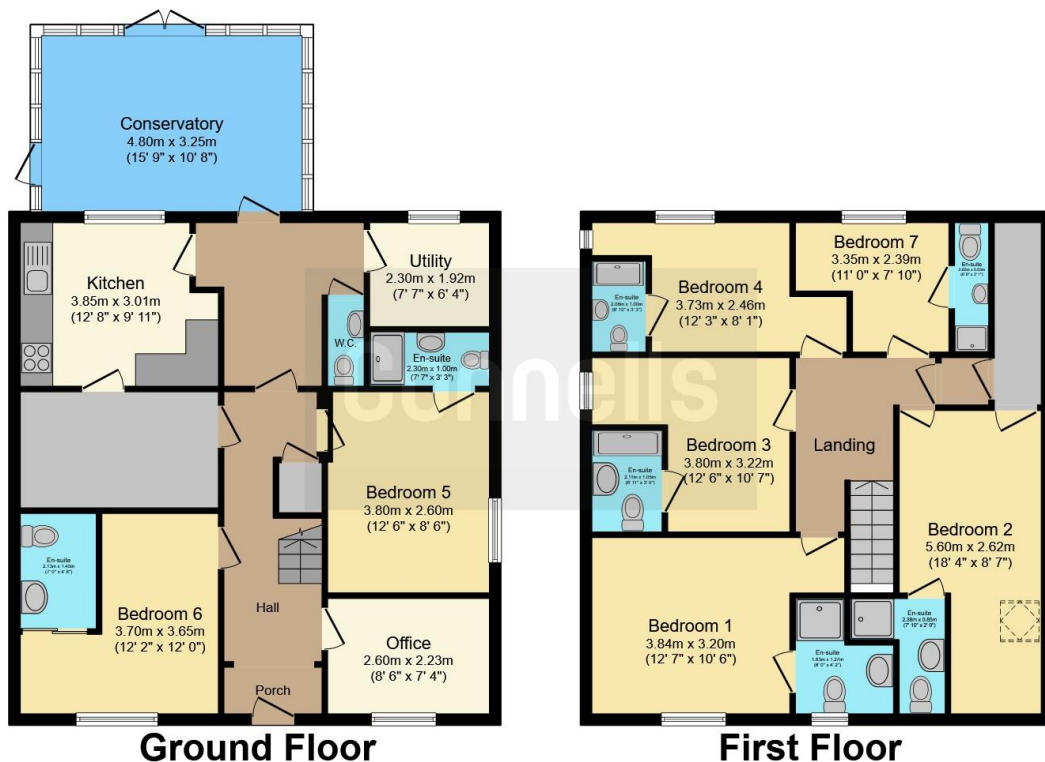
Single Bedroom with Ensuite

### Bedroom Seven

Double Bedroom with Ensuite







Total floor area 169.8 m<sup>2</sup> (1,828 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: Deleted

**view this property online [connells.co.uk/Property/BIC309268](http://connells.co.uk/Property/BIC309268)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: BIC309268 - 0007

