

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**3 Montgomery Road, Caversfield, Oxfordshire. OX27 8FG**

With the wide garage (10'8/3.25m) already built and the RSJ's installed, the property has extension potential, subject to planning permission and architect's assessment.

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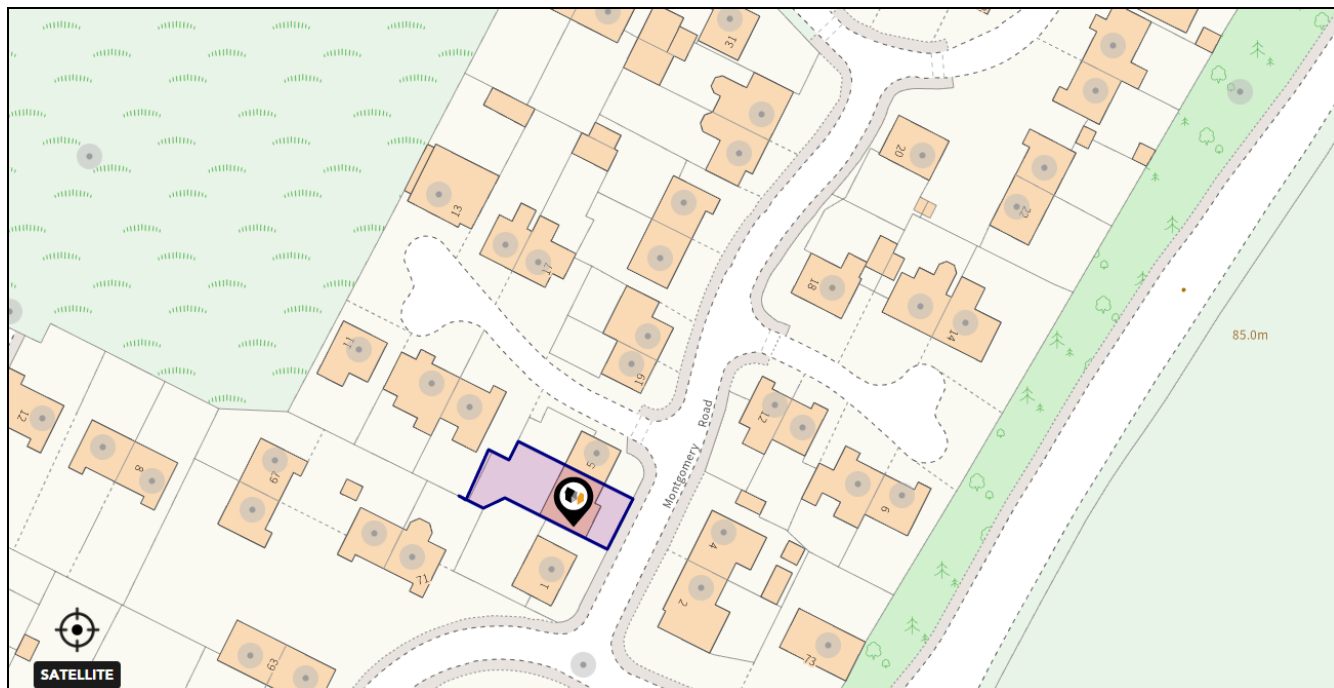
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E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 3 Montgomery Road, Caversfield, Oxfordshire. OX27 8FG



**A Three Bedroom Semi-Detached House with Extension Potential,  
having a Cloakroom, Lounge Diner, Kitchen, Bathroom,  
Garage and Driveway Parking**

**FREEHOLD**

**£ 425,000**

- ❖ Sloping Open Porch
- ❖ Entrance Hall and Cloakroom
- ❖ Lounge Diner
- ❖ Kitchen
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking
- ❖ Extension Potential

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### Key Facts for Buyers:

**EPC:** Rating C (78)  
**Council Tax:** Band D  
Approx. £2,464 per annum.

### Ground Floor:

#### **SLOPING OPEN PORCH:**

Letter box, part-glazed security front door to:

#### **ENTRANCE HALL:**

Plain plaster ceiling, radiator, herringbone laid luxury vinyl flooring, staircase, understairs recess.

#### **CLOAKROOM: 6'3 x 3'2**

Front aspect PVC window, plain plaster ceiling, metal cased RCD/MCB electricity consumer unit, half tiled walls, ceramic tiled floor, heated towel rail, concealed cistern dual flush WC, wash hand basin with cupboard under.

#### **LOUNGE DINER:**

##### **Lounge Area: 13'5 x 12'8**

Front aspect PVC window, plain plaster ceiling, herringbone laid luxury vinyl flooring, radiator, wall light point, broadband hub, "Hive" central heating thermostat, open plan to:

##### **Dining Area: 11'1 x 9'3**

Rear aspect PVC French doors, radiator.

#### **KITCHEN: 10'9 x 10'5**

Rear aspect PVC window, side aspect door to the garage, 400mm base unit, 600mm cutlery and pan drawers, 400mm base unit, 300mm base unit, 40mm Oak worktop, tiled surrounds, space for 800mm fridge freezer and further 600mm space, older units consisting 600mm base unit, 600mm corner base unit with 300mm door, 1½ stainless steel sink, 450mm slimline dishwasher, 600mm base unit, 300mm base unit, stainless steel fan oven/grill, 4-ring gas stainless steel hob, coated 600mm extractor hood.

### First Floor:

#### **LANDING:**

Side aspect PVC window, access to loft space (*drop down ladder, hard wired light, part boarded, replaced Worcester boiler with estimated install 2023*), airing cupboard.

#### **BATHROOM: 7'1 x 6'2**

Rear aspect PVC window, plain plaster ceiling, extractor fan, ceramic tiled floor, heated towel rail, half tiled walls, pedestal wash hand basin, thermostatic shower over, rain head, second hand held head, sliding head support, concealed cistern dual flush WC, Earthenware round basin with cupboard under, toothbrush charger.

#### **BEDROOM ONE: 13'2 x 12'11**

Rear aspect PVC window, plain plaster ceiling, radiator.

#### **BEDROOM TWO: 11'1 x 10'9**

Front aspect PVC window, plain plaster ceiling, radiator.

#### **BEDROOM THREE: 9'2 x 6'4**

Front aspect PVC window, plain plaster ceiling, radiator.

### Outside:

**FRONT GARDEN:** refer to photograph

**REAR GARDEN:** refer to photographs

#### **GARAGE: 26'2 x 10'8**

Up and over doors to both ends, light and power, removable ladder access to garage loft space, two RSJ's.

#### **GARAGE LOFT:**

Rear aspect PVC window, Velux skylight, boarded, light.

### Estate Management Fees:

SFML levies an annual Service Charge of approximately £10 per calendar month to cover the costs of maintaining the estate.



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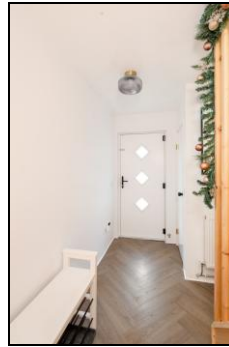
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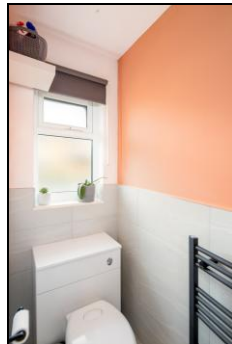
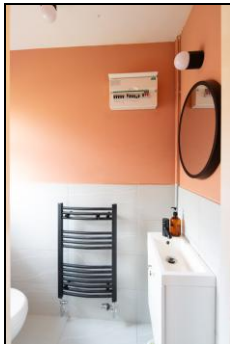
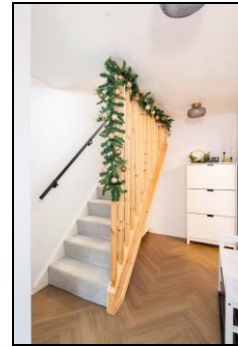
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Front



Entrance Hall



Cloakroom



Lounge Diner



Lounge Diner

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Lounge Area



Kitchen



Kitchen



Kitchen



Bedroom One



Bedroom One



Bedroom One



View from Bedroom One over Garden



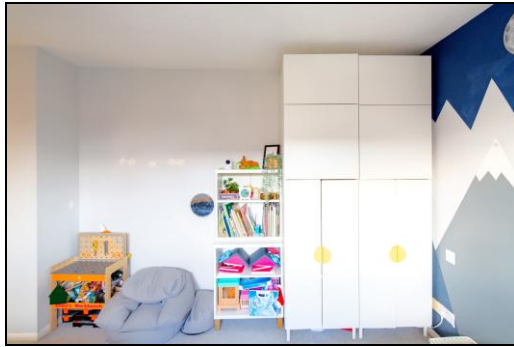
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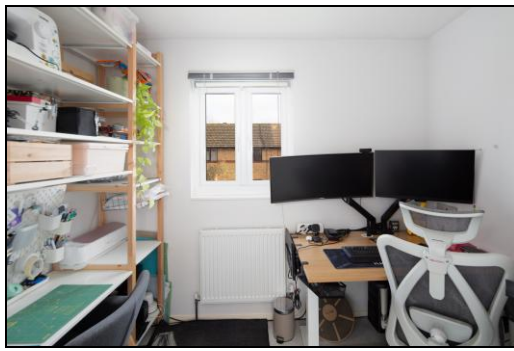
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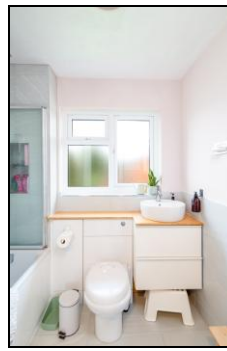
Bedroom Two



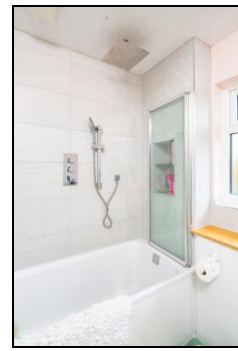
Bedroom Two



Bedroom Three



Bathroom



Rear Garden

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Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

## Space for Notes

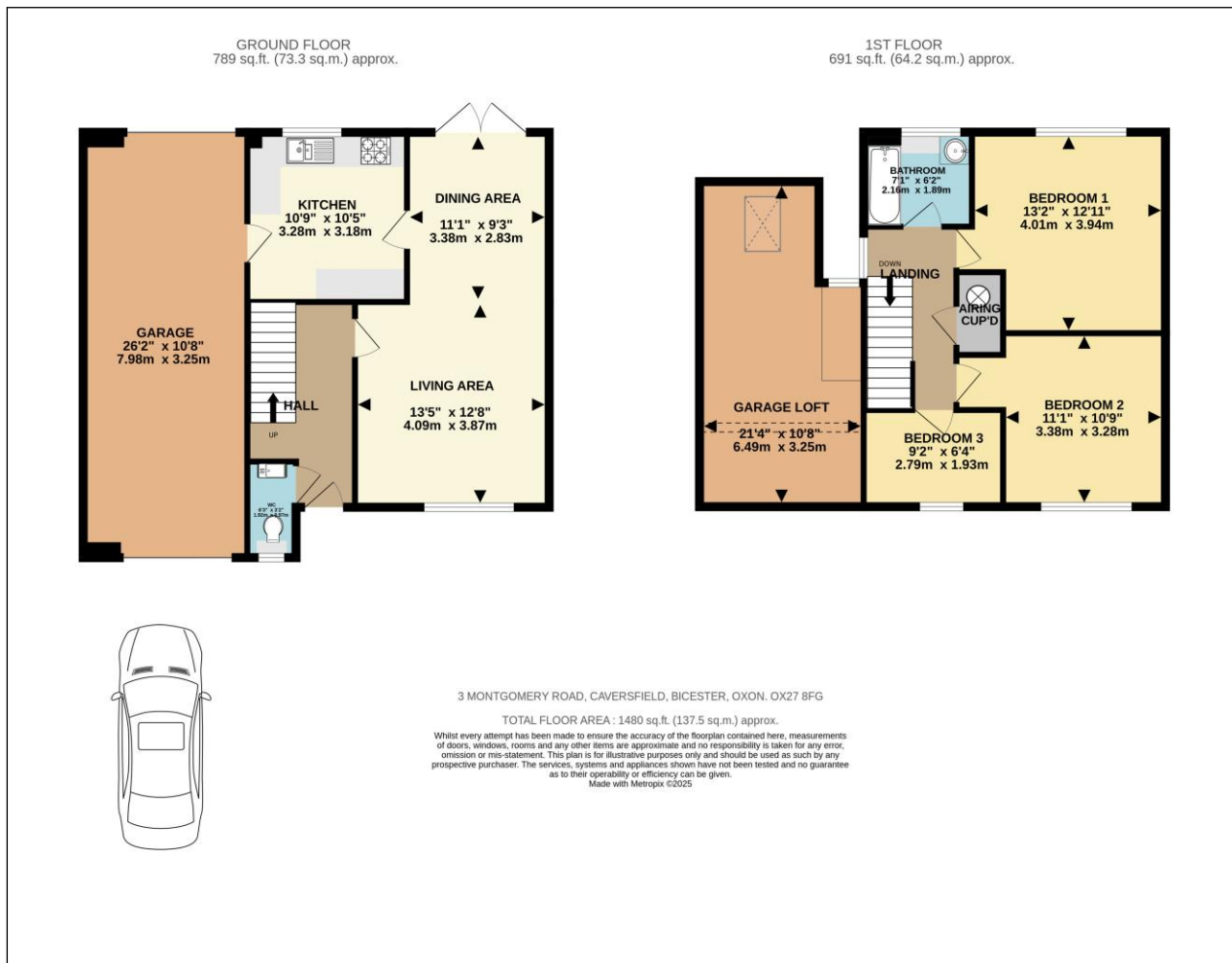
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