



Connells

Bonar Road
Headington OXFORD



Property Description

Located 0.8 miles from Central Headington which benefits from a substantial range of shops (both chain and independent), restaurants and transport links in and out of the city. There is a regular bus service to London and the airports as well as to the town centre. Additionally the Nuffield and Churchill Hospitals, Brookes University and local schools are within walking distance of the property.

The property is situated on a corner plot and would benefit from a degree of improvements/modernisations.

The property is well proportioned with accommodation across two floors.

On the ground floor you have a generously sized living room, kitchen, lean to, utility and cloakroom.

Upstairs you have two double bedrooms a shower room and separate WC.

Externally you have a generously sized rear garden with more garden around the side of the property and a detached garage.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iam sold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an

identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

18' 11" extending to x 9' 7" (5.77m extending to x 2.92m)

Kitchen

9' 5" extending to x 8' 2" (2.87m extending to x 2.49m)

Sun Room

16' 8" extending to x 5' 11" (5.08m extending to x 1.80m)

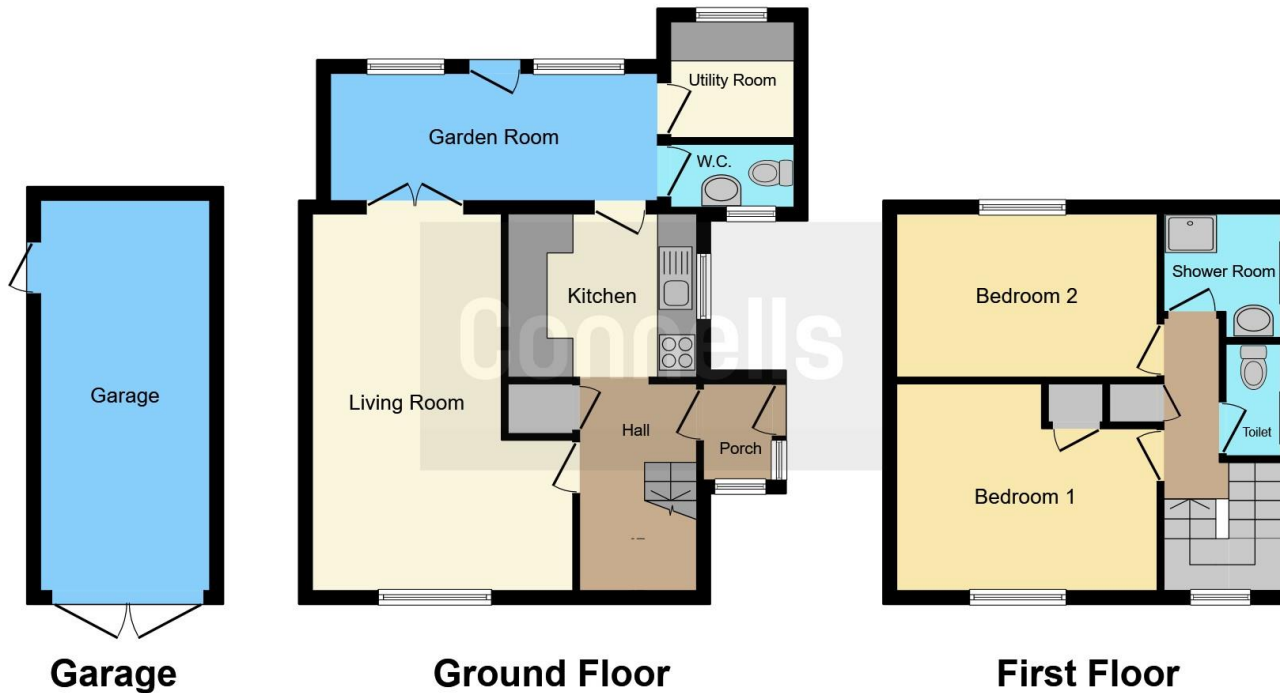
Bedroom One

13' 4" extending to x 10' 4" (4.06m extending to x 3.15m)

Bedroom Two

13' 4" extending to x 8' 3" (4.06m extending to x 2.51m)





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

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/HDT304893

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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