



Connells

Guild Close
Witney



Property Description

Located in Guild Close is this beautifully presented two-bedroom flat that is offered to the market with no onward chain. This home is well placed to the local amenities that the wonderful market trading town of Witney has to offer. The property accommodation is well lit which is light and airy throughout the entirety of the property and offers a very generous flow.

Guild Close has an inviting entrance hall that provides access to a large integral storage cupboard, two bedrooms with the master suite being further enhanced with its own ensuite facility, three-piece family bathroom and a wonderful lounge. To the rear aspect of the lounge you will find a separate kitchen area.

Externally the property offers allocated parking. Viewings on this wonderful flat are highly recommended.

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, iamsold 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.

Entrance Hall

Access to storage cupboard, 2 bedrooms, bathroom and lounge and 1 double glaze to front

Lounge/Diner

14' 8" x 10' 5" (4.47m x 3.17m)

2 double glaze windows (1 to right and 1 to rear) access to hall way and kitchen

Kitchen

10' 5" x 6' 9" (3.17m x 2.06m)

1 double glaze to front, 1 1/2 bowls, mixer tap, integral dishwasher, extractor fan, fan oven and electric hob, wall and base units, integrated fridge freezer and integral washing machine

Bedroom1

11' 3" x 10' 3" (3.43m x 3.12m)

1 double glaze to rear and access to ensuite.

En Suite

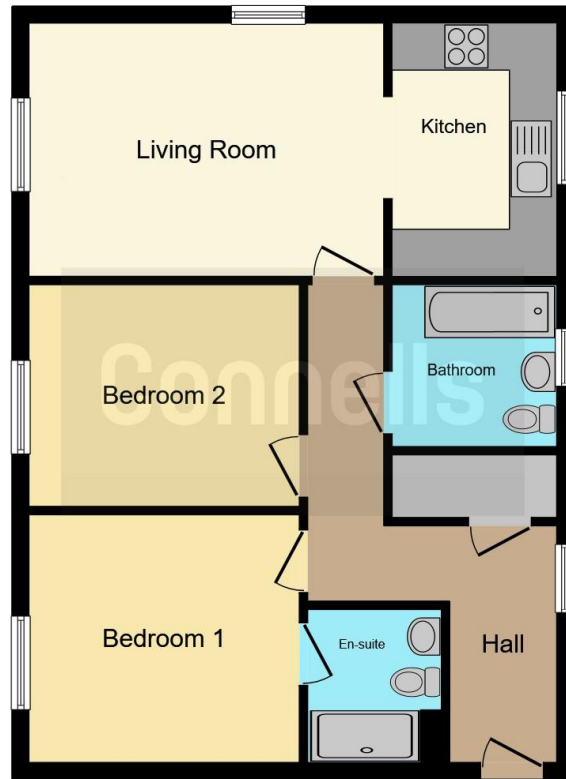
Shower cubicle, extractor fan, toilet, wash hand basin, mixer tap, heated towel rail, extractor fan and shaver point

Bedroom 2

11' 2" x 9' 2" (3.40m x 2.79m)

1 double glaze to rear





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

T 01993 778 281
E witney@connells.co.uk

13 Corn Street
 WITNEY OX28 6DB

EPC Rating: C

view this property online connells.co.uk/Property/WNY305360

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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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