



Connells

Abelwood Road
Long Hanborough Witney

Abelwood Road Long Hanborough Witney OX29 8DD

for sale guide price
£265,000



Property Description

Located in the popular area of Long Hanborough and offered with no onward chain is this three-bedroom mid terrace family home that is offered with parking with opportunity to modernise.

As you walk through the front door and into the porch you will find that the ground floor offers a spacious open plan living/dining room that opens into the fitted kitchen. The kitchen has plenty of storage space and room for appliances.

As you walk up the stairs and onto the first floor you will find three well-proportioned bedrooms and a family bathroom. Additionally, there is a pull-down loft ladder which will lead you to a fully fitted out loft room.

Externally the front garden is fully lawned and as you walk around the rear of the property you will find the driveway for parking. The property is located in the popular area of Long Hanborough and is within easy reach of the local amenities and the station.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

Porch

3' 11" x 4' 11" (1.19m x 1.50m)

Living Room

14' 5" x 14' 9" (4.39m x 4.50m)

Dining Room

9' 6" x 7' 10" (2.90m x 2.39m)

Kitchen

9' 6" x 6' 8" (2.90m x 2.03m)

Bedroom One

14' 7" x 8' 5" (4.45m x 2.57m)

Bedroom Two

9' 4" x 8' 5" (2.84m x 2.57m)

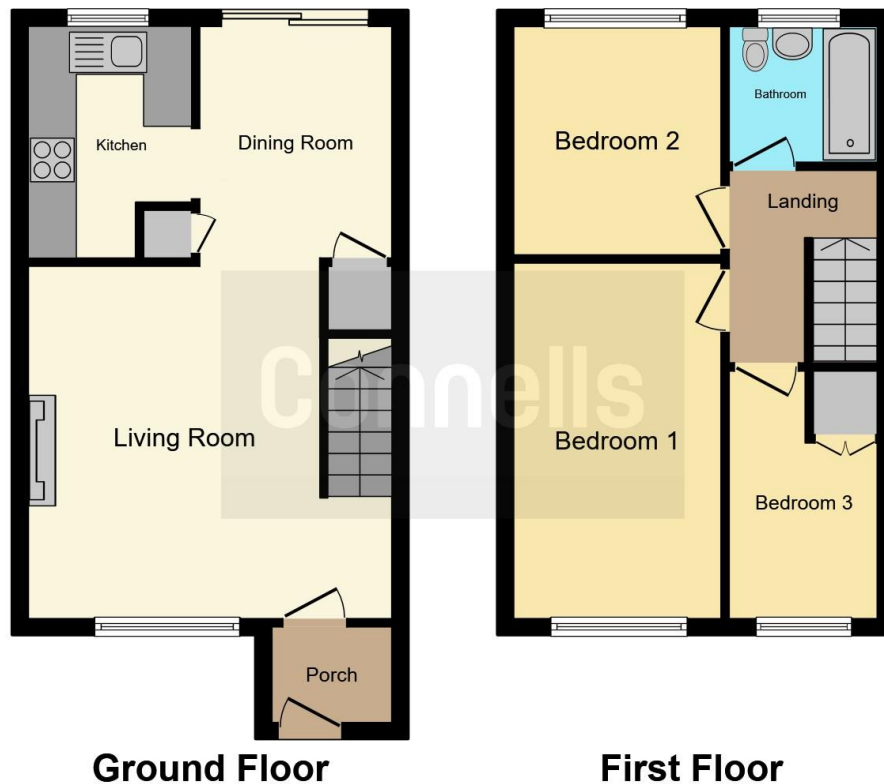
Bathroom

5' 6" x 6' (1.68m x 1.83m)

Bedroom Three

10' 2" x 6' (3.10m x 1.83m)





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: D

view this property online connells.co.uk/Property/WNY305527



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WNY305527 - 0005