



Connells

Wroslyn Road
Freeland Witney

Wroslyn Road
Freeland Witney OX29 8HL

for sale guide price
£300,000



Property Description

Located in a popular residential street within Freeland is this two-bedroom detached property that rests on a sizeable plot that is in need of complete modernisation both externally and internally. The property would be great for someone looking for a plot of land to build their own home on.

Internally the property features three reception rooms that were being utilised as a sitting room, dining room and study, with the kitchen and bathroom also being located on the ground floor.

As you walk upstairs you will find two double bedrooms.

Freeland is a quiet, rural village with its own pub (the Oxford Yeoman) a Primary School (Freeland Primary which also has a pre-school for 3-5 year olds) which is conveniently situated to provide easy access to the market Town of Witney c.4 miles (6.43km) and the vibrant village of Long Hanborough c.2 miles (3.2km) which has an excellent range of local amenities including a Doctors Surgery, Dentist, Co- Op store, and a number of Public Houses. Hanborough station connects with Oxford and London Paddington in approximately 1 hour seven minutes.

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.

Kitchen

10' 8" x 6' (3.25m x 1.83m)

Study

9' 5" x 8' 7" (2.87m x 2.62m)

Bathroom

7' x 5' 5" (2.13m x 1.65m)

Dining Room

10' 8" x 14' 1" (3.25m x 4.29m)

Sitting Room

10' 6" x 11' 4" (3.20m x 3.45m)

Bedroom One

14' x 11' 8" (4.27m x 3.56m)

Bedroom Two

10' 6" x 11' 8" (3.20m x 3.56m)

Agents Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

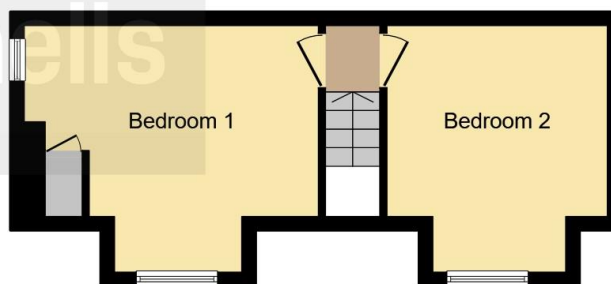
Agents Note:

We have been unable to verify and are limited to the material information that relates to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.





Ground Floor



First Floor

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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13 Corn Street
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EPC Rating: G Council Tax
 Band: D

view this property online connells.co.uk/Property/WNY305594



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.

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