



Connells

Manor Road
Ducklington Witney



Property Description

Offered with no onward chain and tucked away in the heart of the ever-popular Ducklington village, is this charming two/three bedroom detached bungalow offering a comfortable blend of character, practicality, and thoughtful upgrades by way of a rear extension which could be used as a study or additional bedroom if required.

Originally built in the 1970s this spacious bungalow offers two well-proportioned bedrooms, a family bathroom and a cosy living room. A rear extension enhances the kitchen/breakfast room which features plenty of worktop and cupboard space and features everything you would need in a kitchen. The extension could be bedroom three, or as an added reception area. There is also an additional WC located off this room.

Externally the garden is maintained well and is offered with a fair degree of privacy and is mainly laid to lawn. There is access to a single garage and driveway parking for several vehicles.

Located approximately just 1 mile south from Witney town and all its amenities. Ducklington is a picturesque village nestled just south of Witney, steeped in centuries of rural charm and quiet English history. With its honey-coloured stone cottages, lush meadows, and the gentle flow of the Limb Brook. There are local amenities within the village, including The Bell public house, a village hall, a sports and social club, a primary school with a nursery, Bartholomew's Church and the very picturesque village green and pond.

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/Diner

19' 11" x 12' 5" (6.07m x 3.78m)

Sitting Room

14' 8" x 11' 3" (4.47m x 3.43m)

Bedroom One

8' 7" x 9' 9" (2.62m x 2.97m)

Bedroom Two

11' 2" x 9' 7" (3.40m x 2.92m)

Ensuite

Bedroom Three

11' 6" x 9' 5" (3.51m x 2.87m)

Shower Room





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: D Council Tax
 Band: D

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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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Property Ref: WNY305796 - 0003