



Connells

Middleton Road
Banbury



Property Description

Connells Estate Agents are delighted to present this spacious and well presented SIX BEDROOM HMO located within close proximity to local amenities and transport links including Banbury Train Station and M40.

Accommodation comprises; entrance hall, cloakroom, generous sized kitchen diner and two double bedrooms.

On the first floor; two further double bedrooms and bathroom area containing two shower rooms as well as a separate WC.

On the second floor; two double bedrooms.

Outside; a generous sized and well maintained rear garden.

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.

Entrance Hall

Enter via door to front aspect. Storage cupboard.

Cloakroom

Low level WC and wash hand basin. Extractor fan.

Kitchen Diner

8' 5" x 18' 11" (2.57m x 5.77m)

Double glazed window to rear and side aspect. Wall mounted radiator. Space for fridge freezer. Space and plumbing for washing machine. Wall and base units. Work surfaces. Sink and drainer unit. Induction hob with hood over. Oven.

Bedroom One

12' 7" x 13' 1" (3.84m x 3.99m)

Double glazed window to front aspect. Wall mounted radiator.

Bedroom Two

10' 4" x 13' 2" (3.15m x 4.01m)

Double glazed window to rear aspect. Wall mounted radiator.

First Floor

Bedroom Three

10' 4" x 13' 2" (3.15m x 4.01m)

Double glazed window to rear aspect. Wall mounted radiator.

Bedroom Four

16' 7" x 13' 1" (5.05m x 3.99m)

Double glazed window to front aspect. Wall mounted radiator.

Shower Room

Double glazed window to rear aspect. Low level WC and wash hand basin. Shower cubicle. Wall mounted radiator. Extractor fan.

Shower Room

Double glazed window to side aspect. Low level WC and wash hand basin. Shower cubicle. Wall mounted radiator. Extractor fan.

Toilet

Low level WC and wash hand basin. Double glazed window to side aspect. Extractor fan.

Second Floor

Bedroom Five

11' 5" x 13' 2" (3.48m x 4.01m)

Double glazed window to rear aspect. Wall mounted radiator.

Bedroom Six

16' 7" x 13' 1" (5.05m x 3.99m)

Double glazed window to front aspect. Wall mounted radiator.









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 01295 268 101
E banbury@connells.co.uk

33 Bridge Street
 BANBURY OX16 5PN

EPC Rating: D

view this property online connells.co.uk/Property/BAN309118

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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