





# Forgeway Banbury OX16 1QS

for sale guide price  
**£190,000**



## Property Description

Nestled in a popular residential area, this three-bedroom home offers a fantastic opportunity for buyers seeking a property with potential. In need of some modernisation, the home is ideal for first-time buyers, investors, or anyone looking to put their own stamp on a well-located property.

Step inside to find a spacious Lounge Diner, a kitchen overlooking the rear /diner, and a ground floor WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

The rear garden is perfect for relaxing or entertaining, with sliding doors opening from the Lounge/Diner to the outdoor space.

Located close to local amenities, schools, and parks, the property is also conveniently situated on a direct bus route to Banbury town centre.

## 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

## Cloakroom

Double glazed window to the front aspect

## Lounge/Diner

21' 9" x 11' 7" ( 6.63m x 3.53m )

Double glazed window to the front aspect; two radiators

## Kitchen

9' 5" x 12' 7" ( 2.87m x 3.84m )

Double glazed window to the rear aspect. A range of wall & base mounted units with worksurfaces over and incorporating sink unit.

## First Floor Landing

Airing cupboard

## Bedroom One

9' 10" x 11' 11" ( 3.00m x 3.63m )

Double glazed window to the rear aspect

## Bedroom Two

11' 7" x 10' 9" ( 3.53m x 3.28m )

Double glazed window to the front aspect

## Bedroom Three

6' 7" x 10' 8" ( 2.01m x 3.25m )

Double glazed window to the rear aspect

## Bathroom

Double glazed window to the front aspect; wash hand basin unit; low level wc; shower and bath.

## Outside

The front aspect overlooks a green with walkway to the local amenities centre. The rear garden overlooks the communal parking area.



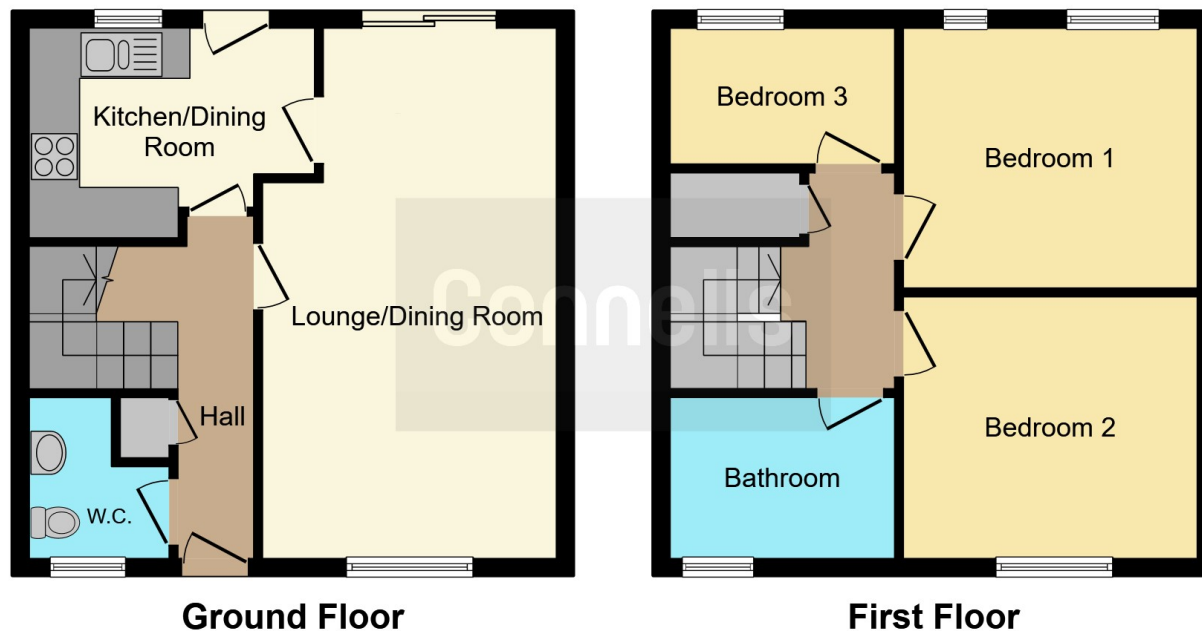












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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33 Bridge Street  
 BANBURY OX16 5PN

EPC Rating: Awaited  
 Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/BAN309138](http://connells.co.uk/Property/BAN309138)**



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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