







## Property Description

A two-bedroom bungalow located within close proximity to Banbury Town Centre and Banbury Train Station.

Upon entering, the hallway leads to a kitchen overlooking the front, a spacious lounge/diner with patio doors opening to the rear garden. The master bedroom is generously sized, and the second bedroom is accessible via the sun room. A walk-in wet room provides convenience and is designed with wheelchair accessibility in mind.

Externally, the property boasts a private driveway, garage, and an additional allocated parking space. The enclosed rear garden features a patio area, lawn, and side access.

## 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

### Lounge

12' x 17' 11" ( 3.66m x 5.46m )

Door leading to Bathroom and Bedroom One. French doors opening to rear garden.

### Kitchen

16' 11" x 7' 9" ( 5.16m x 2.36m )

A range of wall and base units with work surfaces. Sink and drainer with mixer tap. Built in Oven. Four ring electric hob with cooker hood. Plumbing space for dishwasher and washing machine. Double glazed window to front aspect.

### Bedroom One

13' 2" x 8' 10" ( 4.01m x 2.69m )

Double glazed window to front aspect. Radiator.

### Study

9' 4" x 9' 1" ( 2.84m x 2.77m )

French doors opening to rear aspect. Double glazed window to rear aspect. Door to Bedroom Two

### Bedroom Two

9' 4" x 9' 1" ( 2.84m x 2.77m )

French doors opening to rear aspect. Double glazed window to rear aspect. Door to Bedroom Two

### Bathroom

Double glazed window to front aspect. Low level WC. Wash hand basin. Shower cubicle. Heated towel rail.

### Rear Garden

Patio area.Pathway. Mainly laid to lawn.

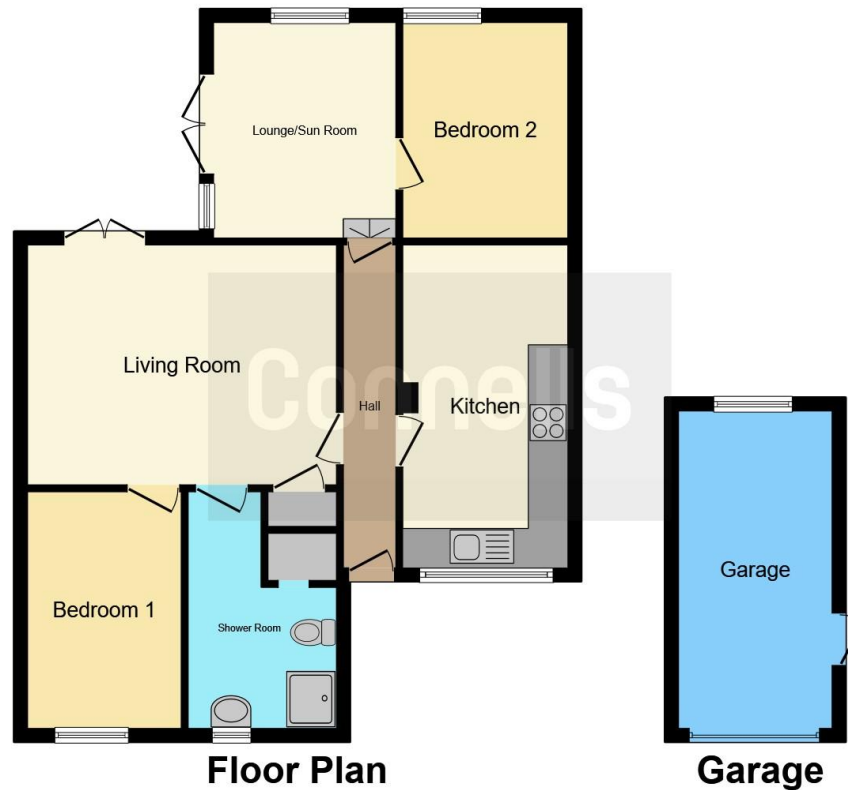












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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  
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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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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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