



**Connells**  
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**FOR SALE**

**Connells**

Alma Road  
Banbury



## Property Description

Welcome to 1 Alma Road, Banbury—a delightful and well-maintained two-bedroom house offering generous living space and modern comforts in a highly convenient location. This property is perfect for first-time buyers looking to step onto the property ladder or investors seeking a valuable addition to their portfolio.

Inside, the home features a spacious lounge/dining room with double doors opening onto a private enclosed garden, creating a seamless indoor-outdoor flow. The modern fitted kitchen comes complete with integrated appliances, making it ready to move in.

Upstairs, you'll find two double bedrooms, including a master bedroom with en-suite shower room, alongside a family bathroom. The property benefits from UPVC double glazing, gas central heating, and solar panels for improved energy efficiency and cost savings.

Additional features include a garage to the rear located under a coachouse (leasehold), and a location just a short walk from Banbury town centre and train station, offering excellent transport links and access to local amenities.

This home combines comfort, convenience, and value—making it a fantastic opportunity for a range of buyers.

## 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

## Lounge

16' 1" x 13' 1" ( 4.90m x 3.99m )

Double glazed window to rear aspect. Wall mounted radiator. Television point. Doors leading to rear garden

## Kitchen

9' 10" x 6' 1" ( 3.00m x 1.85m )

Double glazed window to front aspect. Wall and base units. Worksurfaces. Space for fridge freezer. Space for dishwasher. Gas hobs with hood over. Oven. Sink and drainer unit. Wall mounted boiler.

## First Floor

## Bedroom One

11' 4" x 13' 2" max ( 3.45m x 4.01m max )

Double glazed window to the rear aspect

## Ensuite

No window; shower; wash hand basin; low level wc;

## Bedroom Two

7' 10" x 13' 4" ( 2.39m x 4.06m )

Double glazed window to the front aspect

## Bathroom

Bath; shower; low level wc; wash hand basin and towel radiator.

## Garage

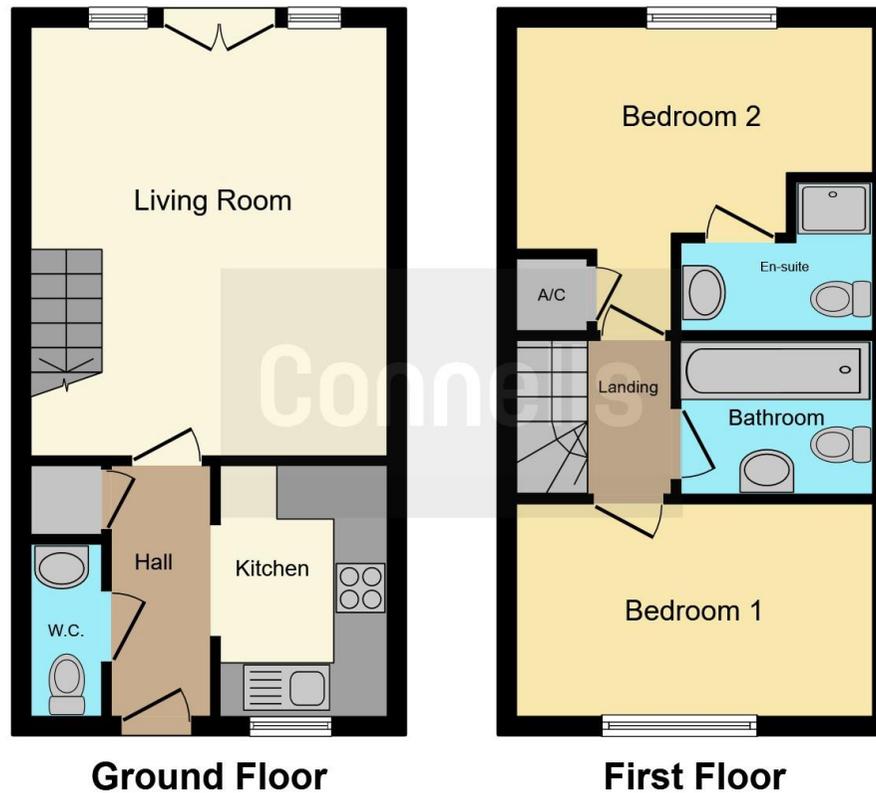
8' 8" x 17' 11" ( 2.64m x 5.46m )

Located to the rear of the property under a coachhouse (Leasehold)









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)

To view this property please contact Connells on

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33 Bridge Street  
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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/BAN309613](http://connells.co.uk/Property/BAN309613)**



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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