

for sale

guide price **£350,000** Freehold



The Old Bakehouse Crumps Butts Bicester OX26 6EB

- Energy Rating: F
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Development Potential (STPP)



Property Details

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 Porch

Vinyl floor, access to dining room and cloakroom

Cloak / Shower Room

Shower cubicle, WC, window to rear of property

Kitchen

Wall and base units, vinyl floor, space for cooker, dishwasher, fridge freezer, window to rear, archway to dining room

Dining Room

Carpet, window to side of property, acceses to kitchen and living room

Living Room

Carpet, fireplace, two windows and door to side of property, stair access

Landing

Carpet, access to bedrooms and bathroom, loft access point

Bedroom One

Double bedroom, carpet, window to rear and side, access to ensuite

Ensuite- Shower cubicle and WC

Bedroom Two

Double bedroom, window to front of property

Bedroom Three

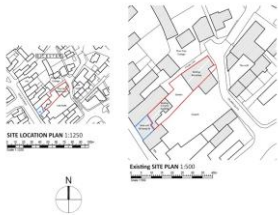
Double bedroom, window to front of property

Bathroom

Carpet, partially tiled walls, bath, WC, basin, bidet, window to rear of property, airing cupboard

Outbuildings

Access via crump butts and access via garden





To view this property please contact Connells on

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5 Market Square
BICESTER OX26 6AA

Property Ref: BIC309465 - 0003

Tenure:Freehold EPC Rating: F

Council Tax Band: C

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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