

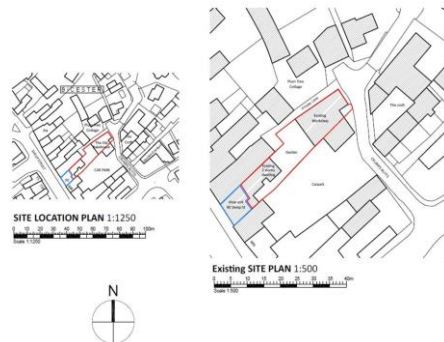


Connells

The Old Bakehouse Crumps Butts
Bicester

The Old Bakehouse Crumps Butts Bicester OX26 6EB

for sale guide price
£315,000



Property Description

Situated in the heart of Bicester town centre, this versatile and characterful three-bedroom property, and land, presents a rare opportunity for investors or developers seeking both a comfortable residence and a valuable redevelopment prospect, STPP.

The main property comprises of a well-proportioned living room, dining room, a functional kitchen, three double bedrooms, including a main bedroom with en-suite and a family bathroom

What truly sets this property apart is its access to a substantial outbuilding, currently used for storage, that is located at the rear of the garden. This spacious structure offers significant redevelopment potential - ideal for conversion into a self-contained dwelling, annexe, studio, or holiday let (subject to planning permission).

With its prime central location in Bicester, local amenities, and strong transport links, this property is perfectly placed for those seeking a project or property with development potential.

All developments are subject to planning permission, all notes provided are historical and any new applications would need to be submitted in full to Cherwell District Council

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, access 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

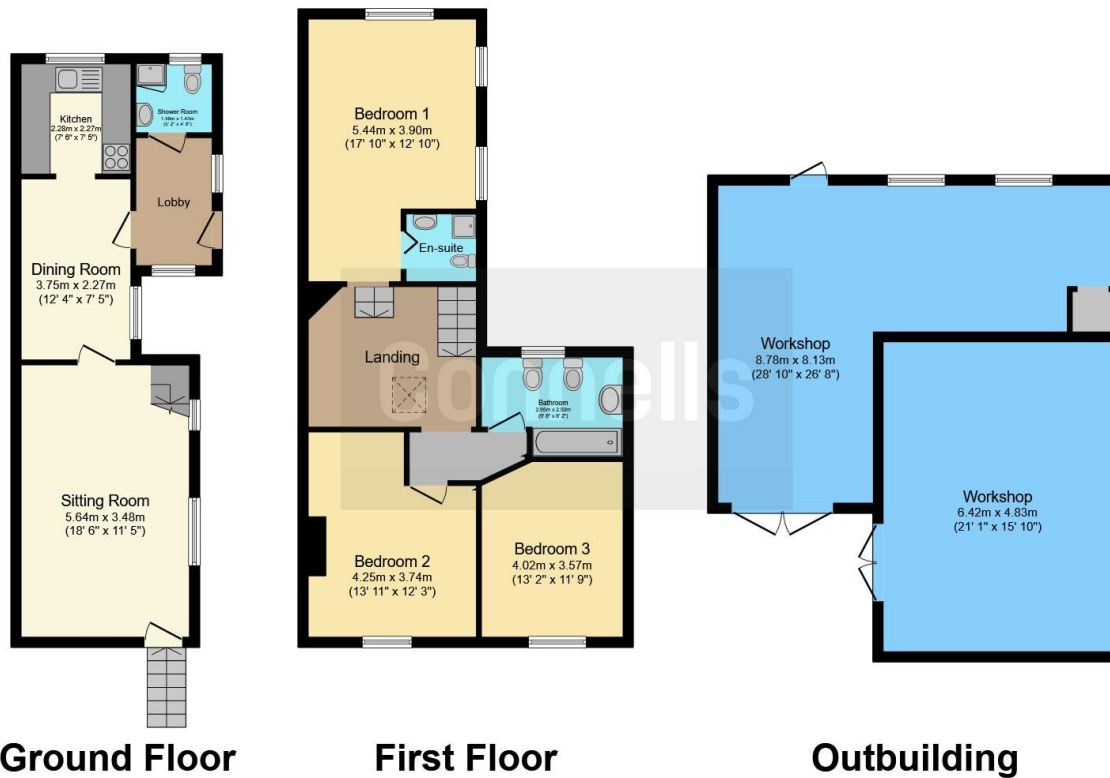
Bathroom

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

Outbuildings

Access via crump butts and access via garden





Total floor area 171.2 m² (1,843 sq.ft.) approx

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

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EPC Rating: F Council Tax
 Band: C

view this property online connells.co.uk/Property/BIC309465

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.

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