

for sale

guide price **£340,000** Freehold



## Saffron Crescent Carterton OX18 1LD

Available to the market with no onward chain is this fantastic four bedroom family home which positioned in Saffron Crescent. The property is complete with an entrance hall, lounge, kitchen/diner, downstairs cloakroom, family bathroom, ensuite to the master bedroom, rear garden and garage.

Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes



# 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 £300 inc VAT towards the preparation cost of the pack.

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

Door to front and cupboard under stairs.

## Cloakroom

Toilet and wash hand basin,

## Lounge 16' 3" x 10' 7" ( 4.95m x 3.23m )

double glazed to front and french doors to garden,

## Dining Room 11' 1" x 7' 9" ( 3.38m x 2.36m )

Double glazed to front

## Kitchen 11' 1" x 8' 2" ( 3.38m x 2.49m )

double glazed to rear, sink with drainer, door to garden, gas hob, electric oven, integrated fridge freezer, integrated fridge/freezer, integrated washing machine, base units, work surfaces and wall units.

## Bedroom 1 10' 9" x 10' 2" ( 3.28m x 3.10m )

Double glazed to front.

## En Suite

double glazed to rear, shower cubicle, toilet and wash hand basin,

## Bedroom 2 10' 3" x 9' 7" ( 3.12m x 2.92m )

Double glazed to front.

## Bedroom 3 10' 2" x 6' 5" ( 3.10m x 1.96m )

Double glazed to front

## Bedroom 4 5' 9" x 9' 5" ( 1.75m x 2.87m )

Double glazed to front

## Bathroom

double glazed to rear, wash hand basin, toilet and bath with mixer taps.

## Rear Garden Garage





To view this property please contact Connells on

**T 01993 847309**  
**E [carterton@connells.co.uk](mailto:carterton@connells.co.uk)**

Unit 2 Falklands House Black Bourton Road  
CARTERTON OX18 3DN

**Tenure: Freehold**

**EPC Rating: C**

Property Ref: CAR102784 - 0003

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)