

Property details approval form

25 Saffron Crescent, Carterton, Oxfordshire, England, OX18 1LD

Date: 15 November 2024

Property Ref and Version: CAR102784 - 0006

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

guide price £300,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > No Onward Chain
- > Highly Popular Location
- > Close To Amenities
- > Lounge
- > Kitchen/Diner
- > Ensuite To The Master
- > Garage

○ Short Description

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.

○ Long Description

Brought to the market in the highly sought after Shilton Park development is this fantastic four bedroom family home located in Saffron Crescent. This home offers no onward chain and is an ideal opportunity for a first time buyer looking into purchasing their first home or for a landlord looking into increasing their property portfolio.

Saffron Crescent is conveniently located just 0.3 miles to the local Shilton Park amenities which consists of a Co-Op, hairdressers, takeaways and a coffee shop as well as being within walking distance to the primary school.

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The property accommodation is arranged over two floors. To the ground floor you have an inviting entrance hallway which provides access to a lounge, kitchen/diner, downstairs cloakroom and a stairwell taking you to the first floor. To the first floor you have a family bathroom along with four bedrooms. Three of the bedrooms are double bedrooms and the fourth room is a single bedroom. The master suite is further benefited with an ensuite facility.

Externally the property offers a low maintenance rear garden along with a garage and allocated off street parking. Viewings on this wonderful home are highly recommended.

○ Directions

○ Agents Note

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○ Room Description

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, intergrated fridge freezer, intergrated fridge/freezer, intergrated washing machine, base units, works 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

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○ Room Description

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

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○ Property Images



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○ Property Images

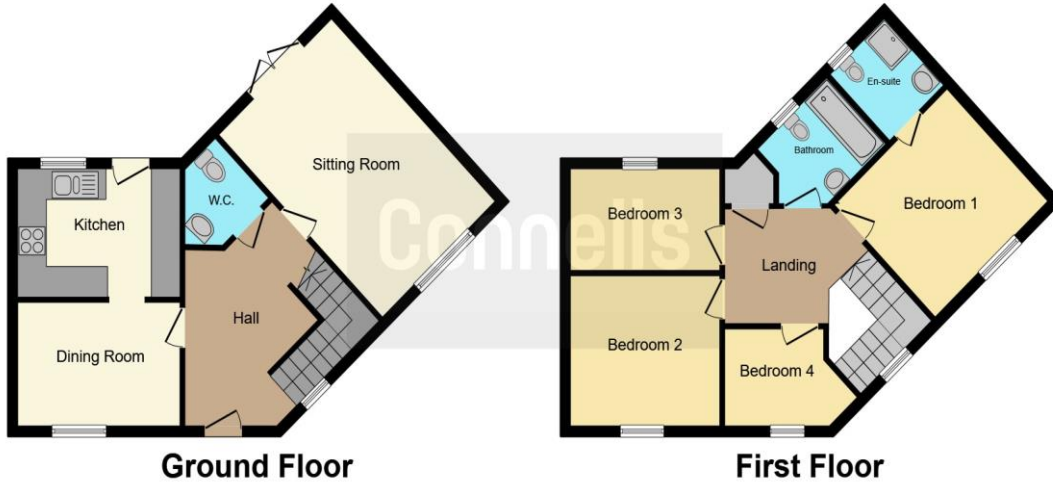
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○ Floor Plan



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

○ Approval

Signature

Date

	Signature	Date
Ben Perrott		
Mr A. Rutledge		