



**2 Rectory Cottage, Lydalls Road, Didcot,
Oxfordshire, OX11 7EA**

**Guide Price
£260,000
Freehold**

Offering an excellent opportunity to acquire a charming two bedroom Grade II listed semi-detached cottage with scope for modernisation, this attractive property is well suited to buyers seeking a character home with potential to add value. The property benefits from a south facing rear garden and garage, while the requirement for updating provides an opportunity for a purchaser to improve and personalise the accommodation to their own requirements.

The property is situated on Lydalls Road in Didcot, a well established Oxfordshire town offering a broad range of everyday amenities, shops, schools, leisure facilities and transport connections. Didcot Parkway provides regular rail services towards London Paddington, Oxford and Reading, making the area particularly convenient for commuters, while the town's position within Oxfordshire provides access to a number of major employment centres.

Auction

To be sold by online auction (unconditional) on Thursday 29th October with a 6 WEEK COMPLETION, bidding will open at 10.00.

To view

Viewings will be conducted prior to the auction, please visit our website to book an appointment at firstforauctions.co.uk

Registration

All bidders/potential buyers are required to register ahead of the auction date to be able to bid/buy, please visit our website to setup an online auction account.

Tenure

Freehold with vacant possession.

EPC rating

To be confirmed as expired

Council tax band

D - South Oxfordshire District Council

Legal pack

For each lot there are Special Conditions of Sale and other documentation provided by the vendor's solicitors. If you wish to receive the Legal Pack, you will be able to register for this via the link on our website. You will receive notification by email once the Legal Pack is received from the solicitor. The documents may not tell you everything you need to know about the property and you are required to complete your own due diligence before bidding.

Guide prices

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a lot will sell for and may change at any time prior to the auction. Each lot will be offered subject to a Reserve, (a figure below which the Auctioneer cannot sell the lot during the auction) which we expect will be set within the Guide Range, or no more than 10% above a single figure Guide Price.

Additional fees

A buyers charge of £1,650 including VAT is payable on each lot that you buy, in addition to the sale price. Please be aware there may be other additional fees, including disbursements contained in the legal pack payable on completion. Please ensure that you check the legal pack for each lot that you are interested in, prior to bidding.

Deposit

If you are the highest bidder when the auction ends, contracts are exchanged between you and the seller. Both parties are legally bound to complete the transaction as per the special conditions in the legal pack. Your card will be automatically debited for the bidder security amount of £6,000 and we'll require the remaining balance for a 10% non-refundable deposit. We will contact you after the auction has finished to make these arrangements.

Pre-auction offers

These must be made in writing and will only be considered if the Legal Pack has been inspected and proof of funding has been supplied to the auctioneers. Pre-auction offers are only considered on an auction basis in accordance with the "Terms & Conditions - Unconditional Auction".

Mortgage finance

We advise all bidders who require a mortgage to confirm with their Financial Advisor as to whether or not the lot you are interested in would be suitable security to borrow finance against, prior to bidding. If you need to arrange a mortgage it is important that you obtain an offer from your lender before the day of the auction. Most building societies and banks will instruct a surveyor to prepare a valuation report before making a mortgage offer.

Please note

All plans are strictly for identification purposes only and should not be relied upon. Please refer to the legal pack for the Land Registry plan of each lot. Any plans are reproduced from Ordnance Survey maps with kind permission of the Controller of His Majesty's Stationery Office @ Crown copyright. All rights reserved, Licence no: 100020449.