

for sale

guide price **£230,000** Freehold



Prescott Avenue Banbury OX16 0RG

MUST BE SOLD - NO CHAIN - OPEN TO OFFERS.. A well presented two bedroom home with spacious living room and log burner, stylish kitchen/diner, generous bedrooms and family bathroom. Benefits include ample off road parking, solar panels and a landscaped garden with entertaining area.

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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.

Local Area

Prescott Avenue is conveniently situated within easy reach of a range of local shops, supermarkets and everyday amenities, making it ideal for day-to-day living. Banbury town centre is a short distance away, offering a wider selection of retail, dining and leisure facilities.

The property is well served by local bus routes providing regular connections into Banbury town centre and surrounding areas, while Banbury railway station offers direct links to Oxford, Birmingham and London Marylebone—ideal for commuters.

There are also well-regarded schools nearby along with green spaces and parks, making the location particularly attractive for families and first-time buyers alike.





To view this property please contact Connells on

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33 Bridge Street
BANBURY OX16 5PN

Property Ref: BAN310140 - 0002

Tenure:Freehold EPC Rating: B

Council Tax Band: B

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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