



Connells

Fox Close  
Bampton



### Property Description

Tucked away in the sought after village of Bampton on Fox Close is this end terraced three bedroom family home.

The property offers accommodation over two floors. The ground floor comprises an entrance hall, cloakroom, kitchen and a sitting room/dining room. Upstairs there is a family bathroom and three bedrooms two of which are doubles.

Externally the home benefits from a driveway to the front, while to the rear you will find a generous garden and a sizeable workshop.

### 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 Hall

Door to front

### Cloakroom

WC and wash hand basin

### Kitchen

14' 6" max x 14' 4" max ( 4.42m max x 4.37m max )

Base units, wall units, work surfaces, sink with drainer, electric oven, electric hob, plumbing for washing machine, plumbing for dishwasher, door to garden, double glazed window to rear and side.

### Sitting Room/Dining Room

17' 1" x 9' 2" ( 5.21m x 2.79m )

Double glazed window to front and patio doors to garden.

### Bedroom 1

10' 5" x 10' 5" max ( 3.17m x 3.17m max )

Double glazed window to side

### Bedroom 2

11' 5" x 8' 8" ( 3.48m x 2.64m )

Double glazed window to rear

### Bedroom 3

9' 4" max x 7' 9" max ( 2.84m max x 2.36m max )

Double glazed window to front

## Bathroom

Bath with shower over, WC and wash hand basin

## Garden





**Ground Floor**



**First Floor**



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: C Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/CAR104160](http://connells.co.uk/Property/CAR104160)**

Tenure: Freehold



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