



Connells

Rupert Road
Oxford



Property Description

Upon entering the property, a hallway provides access to the principal ground floor accommodation. To the front is a bay-fronted living room, while a separate study offers a dedicated space for home working or additional reception use. To the rear is a kitchen/dining room, fitted with a range of wall and base units and incorporating a gas hob, electric oven and plumbing for a washing machine. The kitchen flows into a sitting room, creating a flexible living space with sliding doors opening onto the rear garden. A ground floor WC completes the ground floor accommodation.

Stairs from the hallway lead to the first floor, which comprises four bedrooms, a family bathroom and an additional separate shower room, providing practical facilities for larger households.

Externally, the property benefits from driveway parking for multiple vehicles to the front and a low-maintenance west-facing rear garden with gated side access.

The property offers versatile accommodation suitable for a variety of purchasers, including families requiring flexible living space and investors, with the added benefit of an existing HMO licence.

Rupert Road is located on the borders of Cowley and Headington, providing convenient access to Cowley's Business Parks, the BMW Mini Plant, Headington's hospitals and the universities. Cowley Centre and its everyday amenities, is nearby. Regular bus services from Hollow Way and Horspath Road provide direct links to Oxford city centre.

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

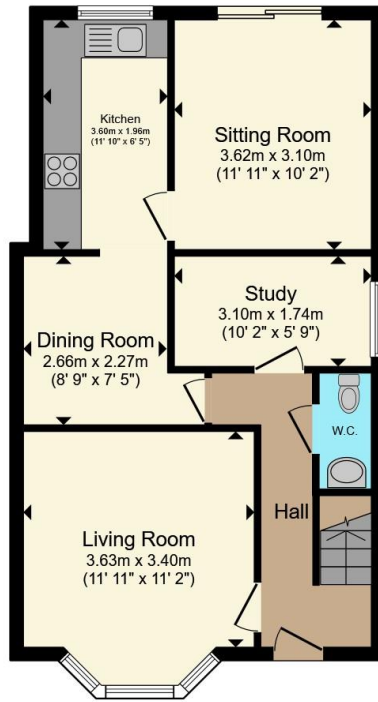
proceed with mortgage finance (subject to lending criteria, affordability and survey).

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.

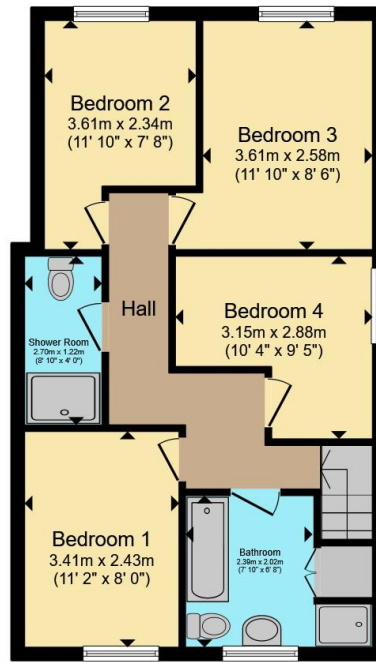
The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The 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.





Ground Floor



First Floor

Total floor area 106.8 m² (1,150 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

T 01865 748 448
E cowley@connells.co.uk

60 Between Towns Road
 OXFORD OX4 3LR

EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/COW310941

Tenure: Freehold



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COW310941 - 0002