



Connells

Prescott Avenue
Banbury



Property Description

A well presented two bedroom family home, offering stylish interiors, generous living space and an impressive landscaped garden, alongside the added benefit of solar panels for enhanced energy efficiency.

The property opens into a welcoming entrance hall leading to a spacious reception room. This bright and comfortable living area features a striking wood burning stove set within a contemporary feature surround, creating a real focal point, alongside a modern media wall and stylish flooring throughout.

To the rear, the property boasts a well-appointed kitchen/diner, fitted with a range of modern units, ample worktop space and integrated appliances. The layout provides excellent functionality with space for dining, making it ideal for both everyday living and entertaining, with views and access to the rear garden.

Upstairs, there are two well-proportioned bedrooms, including a particularly generous principal bedroom, alongside a family bathroom fitted with a modern three piece suite.

Externally, the property truly stands out, featuring a thoughtfully landscaped rear garden designed for low maintenance and entertaining. The space includes artificial lawn, seating areas and a covered outdoor entertaining zone complete with a built-in barbecue/oven area—perfect for social

gatherings all year round.

To the front, the property benefits from ample off road parking, providing convenience for multiple vehicles. Solar panels further enhance the home's efficiency.

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.

Anti Money Laundering

Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers.

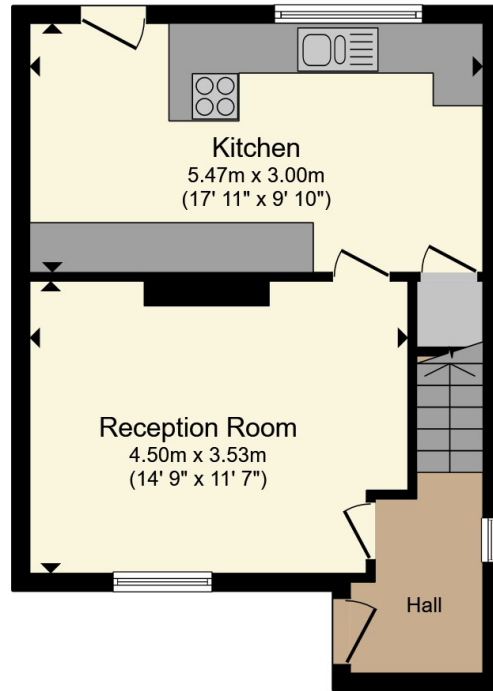
An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of

carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

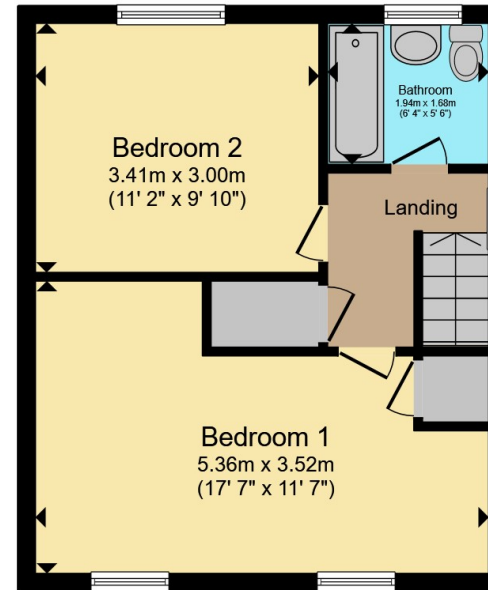








Ground Floor



First Floor

Total floor area 74.1 m² (797 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

Connells

To view this property please contact Connells on

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33 Bridge Street
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EPC Rating: B Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BAN310140



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.

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