



Thorney Leys, Witney, OX28 5NP

Welcome to Thorney Leys, Witney

Offered with no onward chain, the property also benefits from no service charge or ground rent, making it an ideal first-time buy or investment opportunity.

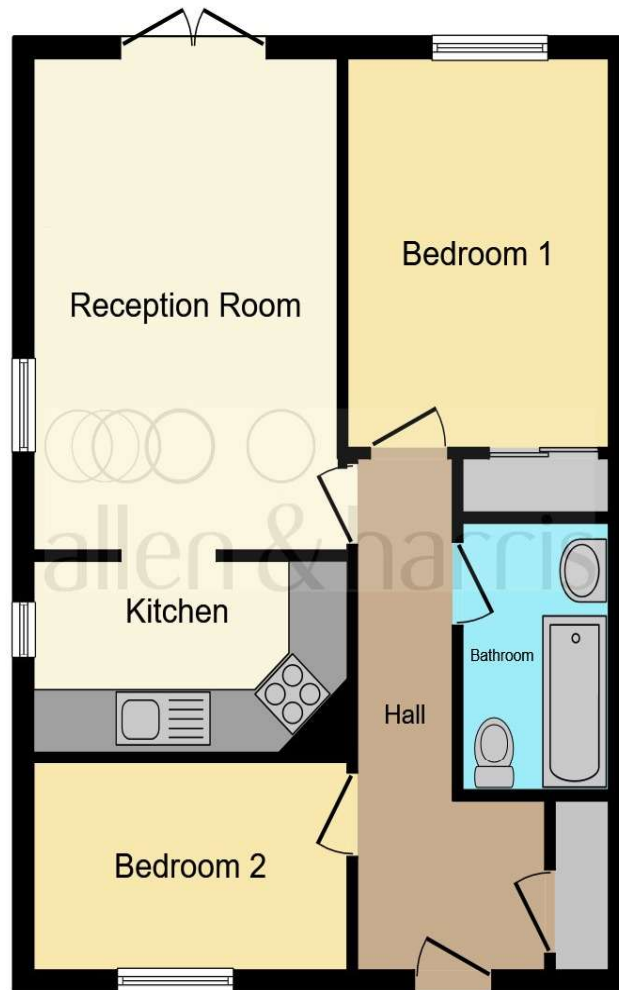
This is a charming two-bedroom maisonette located in the desirable Thorney Leys area of Witney. This inviting home boasts a bright and airy semi open-plan living space, enhanced by French doors that lead onto a decked area.

The spacious layout features a modern kitchen equipped with essential appliances and ample storage, seamlessly flowing into the cozy living area-a fantastic space for entertaining or simply relaxing at home.

The two well-proportioned bedrooms offer plenty of natural light and versatile space, ideal for young families, couples, or professionals. Additional benefits of this property include convenient off-street parking, ensuring ease for residents and visitors alike. This maisonette is offered with a freehold tenure and no onward chain, allowing for a smooth and hassle-free purchase process.

Situated in a peaceful neighbourhood, this property combines comfortable living with a community feel, all while being within proximity to local amenities, shops, and excellent transport links. Don't miss the opportunity to make this delightful maisonette your new home!





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

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.

Reception Hallway

Welcome to

Thorney Leys, Witney

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- Two-bedroom maisonette
- Bright and airy

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£160,000



view this property online [allenandharris.co.uk/Property/WIT105698](https://www.allenandharris.co.uk/Property/WIT105698)



Property Ref:
WIT105698 - 0105

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property


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