





Property Description

A well-presented two-bedroom home situated on the popular Southwold development, offered to the market with no onward chain.

The ground floor comprises an entrance hall leading through to the kitchen and a spacious living dining room, providing a comfortable and practical layout. Upstairs, there are two good-sized double bedrooms along with a family bathroom.

Outside, the property benefits from a low-maintenance rear garden, ideal for those seeking easy upkeep, as well as off-street parking for multiple vehicles. Conveniently located close to local amenities and a primary school, this property would make an excellent first-time purchase or a solid investment opportunity.

The property itself is approximately 0.8 miles from Bicester North station and 1.8 miles from Bicester Village station, both stations offer direct express train service to London Marylebone.

The property is approximately 1.4 miles away from Bicester town centre where you will find a wide range of local amenities including restaurants, shops and Pioneer Square development with multi-screen cinema and Sainburys superstore.

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

Carpet, access to kitchen, living diner, stairs

Kitchen

Vinyl floor, space for cooker, washing machine, fridge freezer, wall and base units, integrated extractor, window to front of property

Living Diner

Carpet, fireplace feature with electric fire, doors to rear garden

Landing

Carpet, access to bedrooms and bathroom,
loft access point

Bedroom One

Double bedroom, carpet, built in storage,
window to rear of property

Bedroom Two

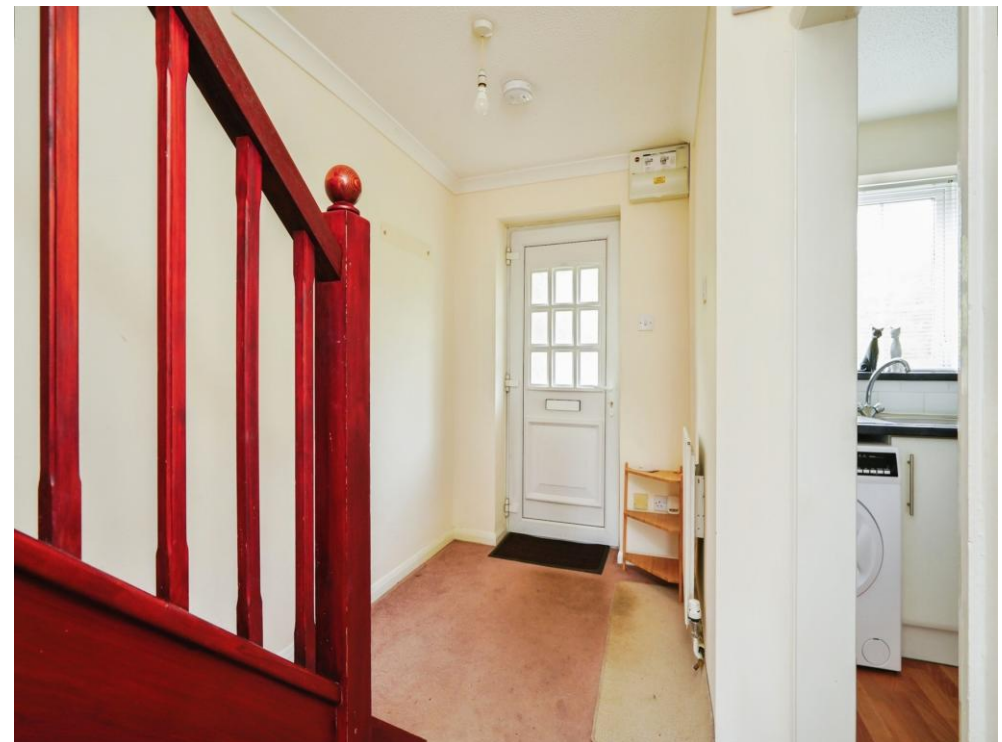
Double bedroom, carpet, built in storage over
stairs airing cupboard, window to front of
property

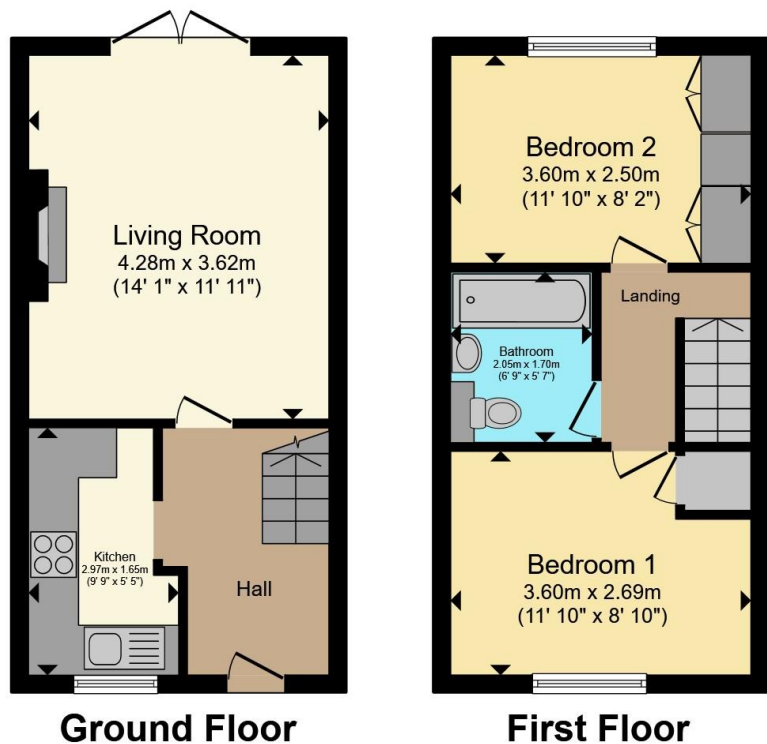
Bathroom

Vinyl floor, partially tiled walls, bath with mixer
tap shower, wc, basin, extractor

Parking

Tandem, off street parking for multiple cars





Total floor area 53.6 m² (577 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

T 01869 244761
E bicester@connells.co.uk

5 Market Square
BICESTER OX26 6AA

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BIC309857



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: BIC309857 - 0004