



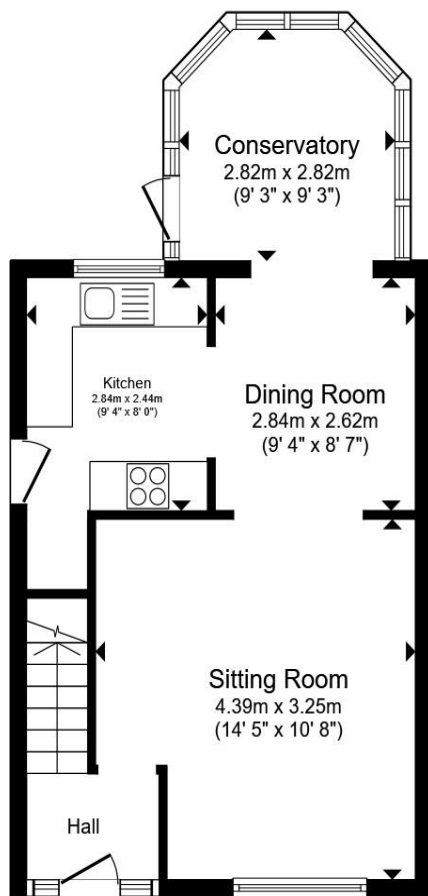
**Blandy Avenue, Southmoor, ABINGDON, OX13 5DB**

**welcome to**

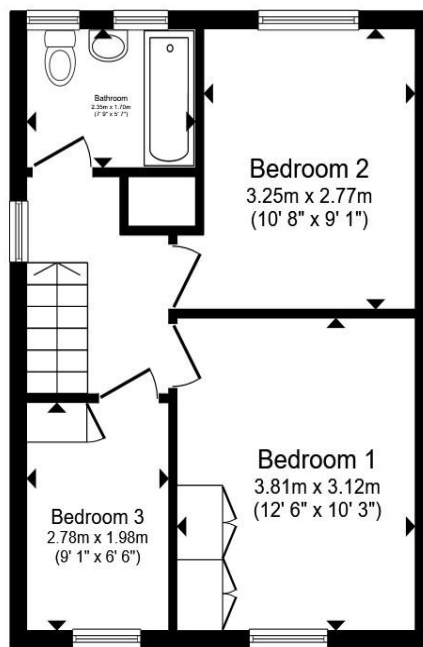
## **Blandy Avenue, Southmoor ABINGDON**

Allen & Harris are proud to present this three-bedroom property located in the popular village of Southmoor, giving a great commuter spot to travel to Oxford, Abingdon, the A34 and its links to the M40. The property is approached via an entrance hall which gives access to a spacious sitting room measuring in excess of 14ft, this then opens out into the well-appointed dining room, which gives access to the kitchen and conservatory. The Conservatory is very well positioned to look over the rear garden and has a range of double-glazed windows and door giving access to the garden. To the first floor are three bedrooms, the main bedroom measures in excess of 12ft in length and has built in wardrobes, the 2nd bedroom is also generous and measures in excess of 10ft in length, and to complete the first floor there is a useful 3rd bedroom which can serve as either a bedroom or office and a family bathroom.

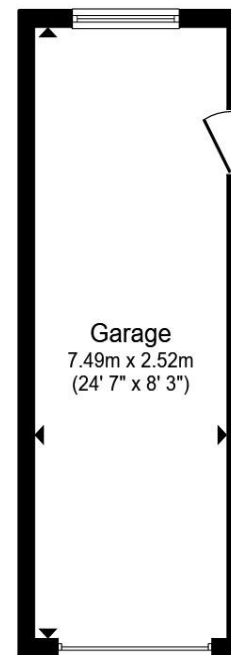




**Ground Floor**



**First Floor**



**Garage**

Total floor area 101.3 m<sup>2</sup> (1,091 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](http://www.propertybox.io)



### 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.

welcome to

## Blandy Avenue, Southmoor ABINGDON

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Situated In The Village Of Southmoor
- Three Bedrooms
- 2 Receptions
- Conservatory
- 24ft Long Garage and Pleasant Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£300,000**

To the rear is a very pleasant and well-maintained garden which has a substantial patio seating area perfect for entertaining, and this leads to a further seating area and then up to a raised lawn area.

To the front is a brick paviour driveway providing parking leading to an ample garage measuring in excess of 24ft in length.



**view this property online** [allenandharris.co.uk/Property/ABI108630](https://allenandharris.co.uk/Property/ABI108630)

Please note the marker reflects the postcode not the actual property



Property Ref:  
ABI108630 - 0004

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allen & harris



**01235 553777**



[abingdon@allenandharris.co.uk](mailto:abingdon@allenandharris.co.uk)



1 High Street, ABINGDON, Oxfordshire, OX14 5BD



[allenandharris.co.uk](https://allenandharris.co.uk)