



Connells

Epsom Way
Bicester



Property Description

Offered to the market with no onward chain, this well-presented two double bedroom end of terrace property is situated within the highly desirable Kingsmere development, conveniently positioned for local amenities, schools and transport links.

The property features a spacious open plan layout to the ground floor, creating a bright and sociable living space ideal for modern living. The fitted kitchen flows seamlessly into the living and dining area, with doors leading out to the rear garden, whilst a cloakroom completes the downstairs accommodation.

To the first floor are two generous double bedrooms, both well-proportioned, together with a family bathroom.

Externally, the property benefits from tandem driveway parking to the side of the property, and the rear garden is a particularly attractive feature, offering a good-sized outdoor space with a patio area and lawn, ideal for entertaining or relaxing during the warmer months.

A fantastic opportunity for first-time buyers, downsizers or investors alike, early viewing is highly recommended.

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

Laminate floor, access kitchen area, stairs access

Kitchen Area

Laminate floor, wall and base units, integrated oven, gas hob, washing machine, fridge freezer, dishwasher, window to front of property

Living Area

Laminate floor, double doors to rear garden, access to cloakroom

Cloakroom

WC, basin

Landing

Carpet, access to bedrooms and bathroom, loft access point

Bedroom One

Double bedroom, carpet, window to rear of property

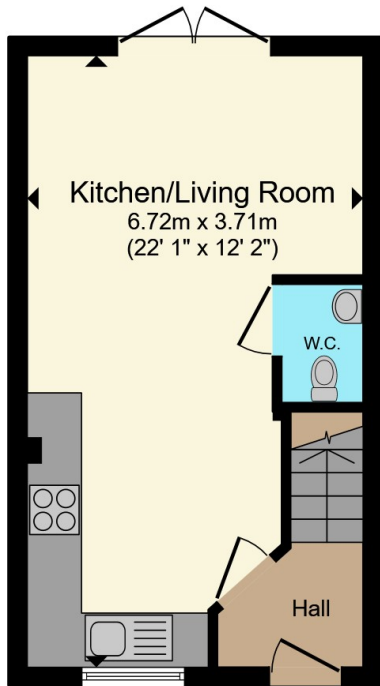
Bedroom Two

Double bedroom, carpet

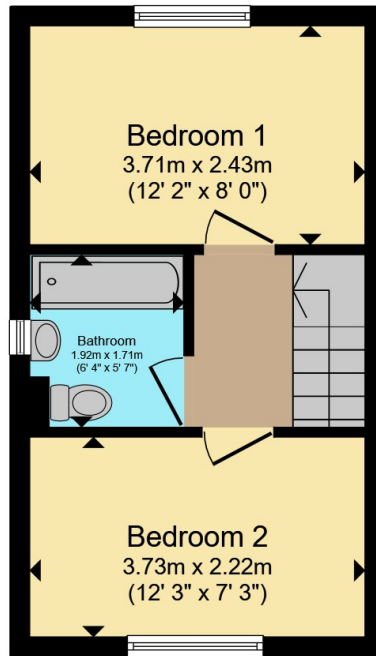
Family Bathroom

Bath with overhead shower and glass screen, partially tiled walls, wc, basin, window to side of property





Ground Floor



First Floor

Total floor area 50.2 m² (541 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

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5 Market Square
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EPC Rating: B Council Tax
Band: D

view this property online connells.co.uk/Property/BIC309817

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.

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