



**Connells**

Bailey Road  
Oxford



### Property Description

Upon entering the property, a hallway provides access to a bay-fronted sitting room, which leads through to the kitchen/dining room at the rear. The kitchen is fitted with a range of wall and base units and includes an integrated gas hob, electric oven and is plumbed for a washing machine. with a door providing direct access to the rear garden.

Stairs from the hallway lead to the first floor, which comprises three bedrooms and a shower room.

The property has been refurbished by the current owner while retaining original features, including parquet flooring in much of the ground floor and a chimney which can potentially be opened up to serve as an open fire place.

Externally, there is a front garden with the potential to create off-road parking by installing a dropped kerb, subject to the necessary consents. The generous rear garden benefits from gated side access and includes a patio area, lawn and a timber-built outbuilding/workshop, offering useful storage or workspace.

Bailey Road is well-placed for a range of local amenities. Templars Square Shopping Centre, a short walk away from the property features a variety of shops, supermarkets, cafes, leisure centres and essential services. The location is also convenient for commuting, with the Oxford Business Parks, the BMW Mini Plant, and the Eastern Bypass within easy reach from the property. Public transport links from Cowley centre provide direct access to Oxford city centre via Cowley Road.

### 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

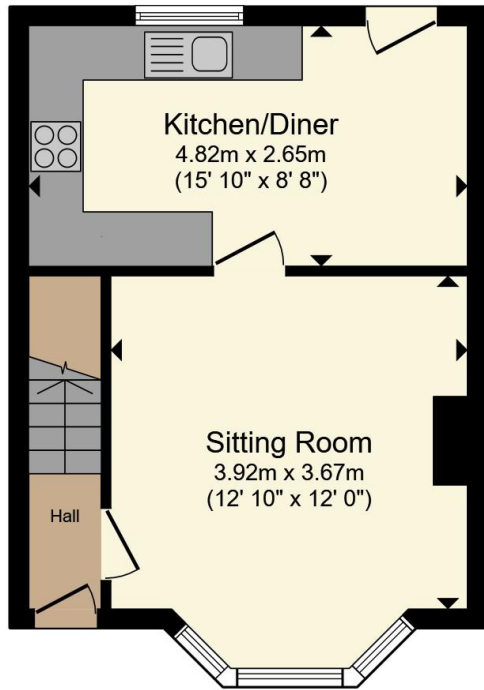
proceed with mortgage finance (subject to lending criteria, affordability and survey).

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.

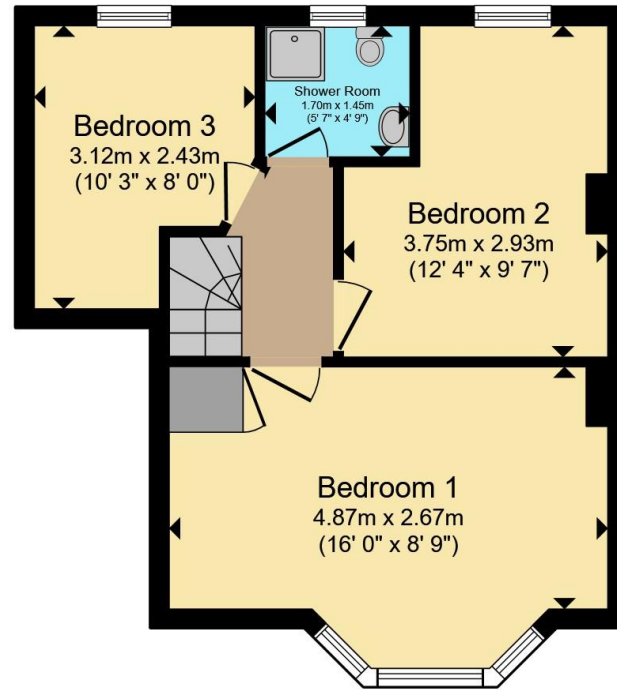
The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The 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.





**Ground Floor**



**First Floor**

Total floor area 69.0 m<sup>2</sup> (743 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)



To view this property please contact Connells on

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OXFORD OX4 3LR

EPC Rating: D Council Tax  
Band: C

**view this property online [connells.co.uk/Property/COW310923](http://connells.co.uk/Property/COW310923)**

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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