



Connells

Moorbank
Oxford



Property Description

On entering the property, there is a porch opening into the entrance hall where you have doors leading to the open plan lounge and the kitchen. The lounge has sliding doors opening into the lean too/conservatory which is currently being used as a dining room. Also on the ground floor is a shower room and WC.

The first floor accommodation comprises, three well-proportioned bedrooms, two of which have built-in cupboards, a separate WC and shower room.

Further benefits include a large store room accessible via the porch, a south-east facing garden to the rear and a front garden.

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.

Lounge

18' max x 11' 1" max (5.49m max x 3.38m max)

Kitchen

8' 3" max x 8' 8" max (2.51m max x 2.64m max)

Bedroom 1

12' 2" max x 11' 2" max (3.71m max x 3.40m max)

Bedroom 2

12' 3" max x 8' 6" max (3.73m max x 2.59m max)

Bedroom 3

7' 6" max x 9' 8" max (2.29m max x 2.95m max)

Lean Too/Conservatory

6' 7" max x 18' 9" max (2.01m max x 5.71m max)

Ground Floor Shower Room & Wc

7' 6" max x 3' 7" max (2.29m max x 1.09m max)

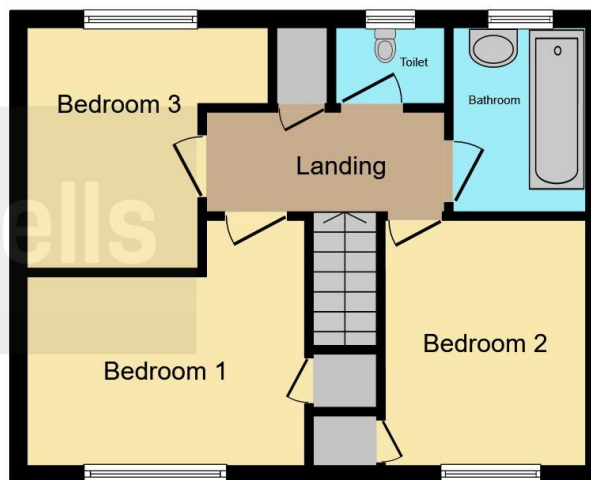
Separate Wc

5' 4" max x 5' 4" max (1.63m max x 1.63m max)





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01865 748 448
E cowley@connells.co.uk

60 Between Towns Road
 OXFORD OX4 3LR

EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/COW310822



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.

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: COW310822 - 0006