



Pebble Hill, Radley, Abingdon, OX14 2JX

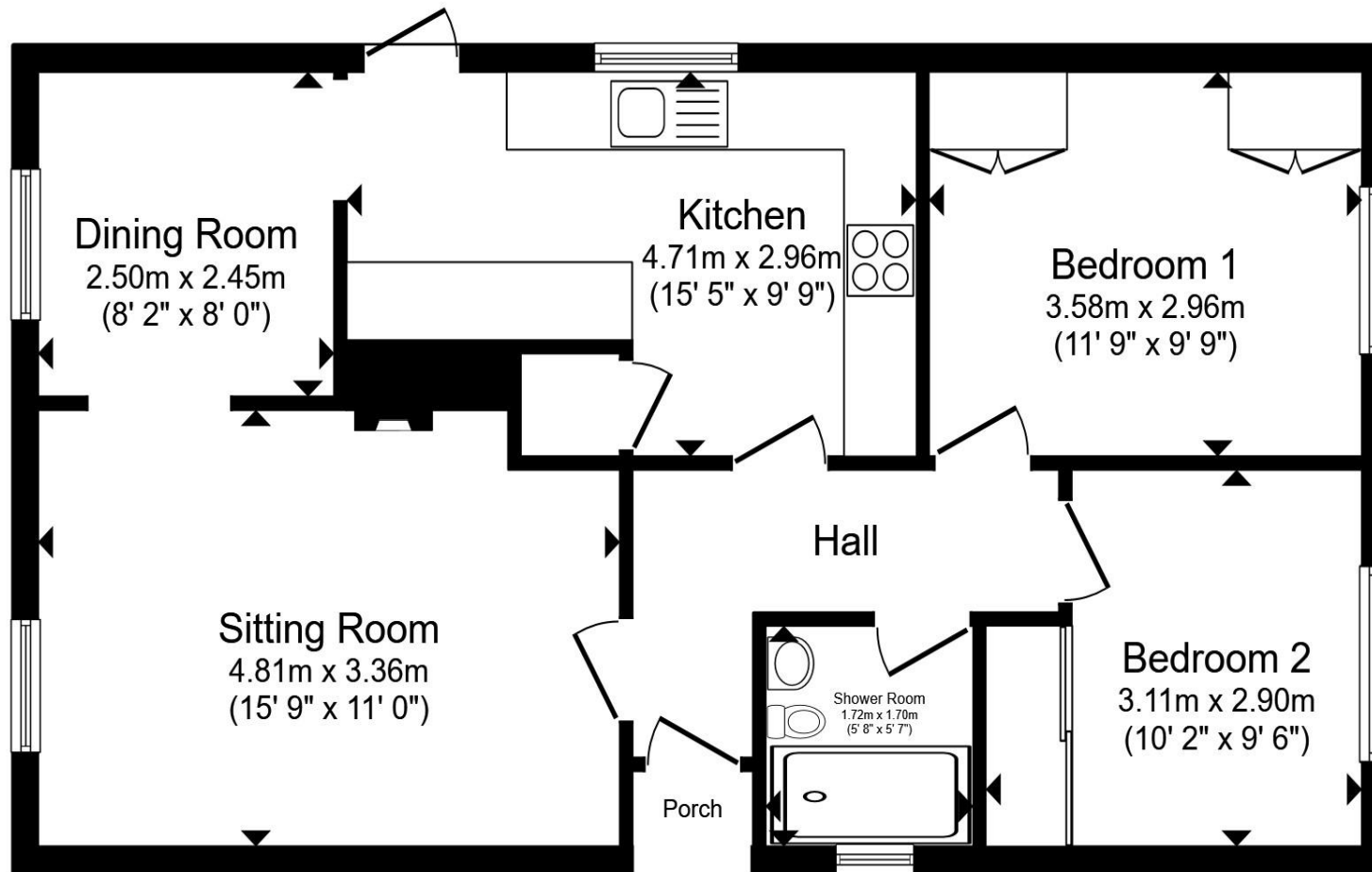


welcome to

Pebble Hill, Radley Abingdon

Allen and Harris are proud to present this two-bedroom park home, presented in excellent order throughout. The property benefits from a modern kitchen with a modern range of eye and base level units to include a built-in oven and built in gas hob with extractor fan above, plumbing for a washing machine and dishwasher and a useful breakfast bar. There is a generous sitting room which measures in excess of 15ft x 11ft and benefits from a dining area, there are also two bedrooms both with built in wardrobes and a modern shower room.





Total floor area 65.2 m² (702 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



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.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- Park Home Located in Radley, Cash Buyers Only
- Currently ground rent is £176 per calendar month, this includes water rates.

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

guide price

£165,000



The property also benefits from a very pleasant rear garden mainly laid to gravel with a selection of mature plants and shrubs, leading to a driveway providing parking situated to the side of the property.

To the side of the property there is also a timber decked seating area.

Pebble Hill Park Home Estate is a popular site located on the edge of the village of Kennington with excellent transport links to Oxford City and Abingdon Town Centre. The estate consists of owner-occupied homes with no age restriction.

Set between Radley and Kennington, with easy access through to Oxford via the fantastic bus services, car or even bike, Pebble Hill is one of the most popular sites in Oxfordshire. Kennington offers great local walks in both Bagley Woods and down to the River Thames and all the amenities rarely seen in villages anymore, including local shops, hairdressers, vets, public house, and takeaways. Coupled with a great local primary school, Kennington offers all the convenience of being near to Oxford and Abingdon.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/ABI108421



Property Ref:
ABI108421 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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