

FOR SALE



8 Oxford Close, Worcester, WR5 1QS

2 Bedrooms, 1 Bathroom, Semi-Detached House

For Sale By Modern Method of Auction

Starting Bid £165,000

subject to an undisclosed reserve price





- For Sale by Modern Auction - T & C's apply
- Subject to Reserve Price
- Buyers' fees apply
- The Modern Method of Auction
- Fixed Timescales for Exchange & Completion
- Freehold tenure
- Non-standard 'Wates' construction
- Approx 780sqft plus Conservatory
- No off-road parking
- Limited Mortgage Lenders

**** FOR SALE BY MODERN METHOD OF AUCTION ****
**** VACANT & NO ONWARD CHAIN ****

This freehold two double bedroom semi detached family home benefits from a larger than average corner plot and can be found in a well established and popular cul de sac location within easy reach of the Worcester Royal Hospital, local schooling and M5 Motorway network.

This well appointed property offers great potential and accommodation of approximately 780sqft plus a double glazed conservatory, briefly comprising: reception hallway; fitted kitchen; large through living room; two double bedrooms with built-in wardrobes; and a bathroom.

In addition the property benefits from gas-fired central heating, PVC double glazing and large private side and rear gardens backing onto woodland and with a lovely westerly aspect..

The defects of the original non-traditional Wates construction were rectified in 1994 to specifications of a structural engineer commissioned by Halifax plc and have been certified. The property is in need of modernisation and there is an issue with water ingress via the roof/chimney breast flashing.

AUCTIONEER'S COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

LOCATION

This lovely family home can be found within a quiet cul de sac in a well established and sought after residential area in close proximity to local amenities, popular schooling, bus links, and just a few minutes' drive to Worcestershire Royal Hospital, and Junction 6 of the M5 Motorway Network.

GROUND FLOOR

RECEPTION HALLWAY 3.16m x 0.96m < 1.79m (10'4" x 3'1" < 5'10")



LIVING ROOM 6.35m x 2.79m < 3.67m (20'10" x 9'2" < 12'0")

DOUBLE GLAZED CONSERVATORY 3.45m x 2.49m (11'4" x 8'2")

FITTED KITCHEN 3.13m x 2.70m (10'3" x 8'10")

FIRST FLOOR

LANDING 1.93m x 1.41m (6'4" x 4'7")

BEDROOM ONE 3.23m < 3.61m x 2.90m < 3.51m (10'7" < 11'10" x 9'6" < 11'6")

BEDROOM TWO 4.57m < 5.65m x 2.79m (15'0" < 18'6" x 9'2")

BATHROOM 2.31m x 1.65m (7'7" x 5'5")

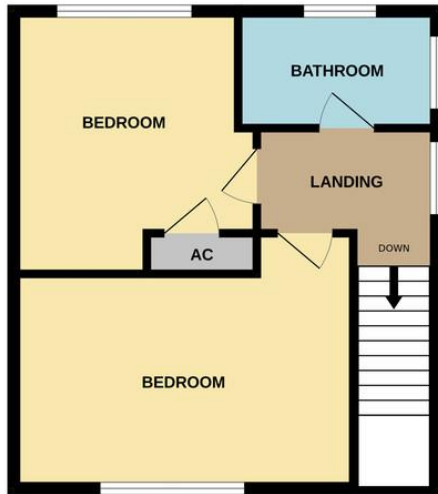
OUTSIDE

PARKING There is currently no off-road parking at the property.

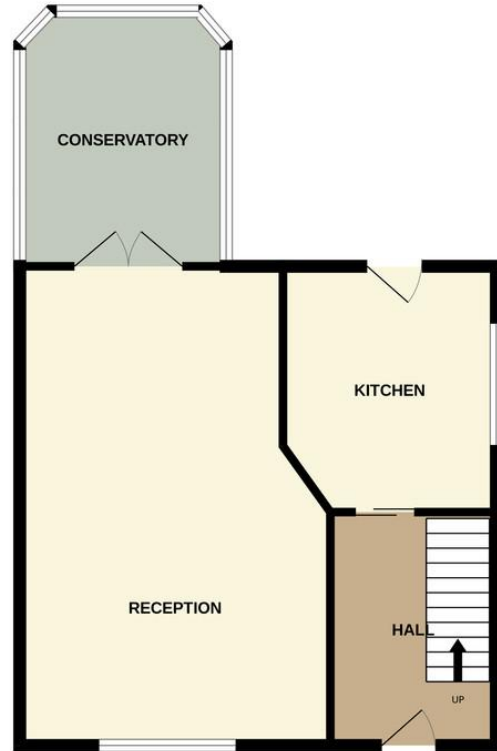
GARDENS The house stands behind a front garden landscaped for ease of maintenance. The property benefits from large private side and rear gardens, backing onto woodland and having a lovely westerly aspect.



FIRST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.