

Connells

West Street
Banbury

West Street
Banbury OX16 3HB

for sale guide price
£250,000







Property Description

Offered for sale with no onward chain, this substantial Victorian terraced home provides over 1,388 sq ft of accommodation and presents an excellent opportunity for buyers seeking a property they can modernise and add value to.

Situated within easy reach of Banbury town centre, the property retains many of the proportions associated with homes of this era, offering generous room sizes and flexible living accommodation arranged over two floors.

The ground floor comprises an entrance hall leading to a spacious living room with bay window to the front aspect. Beyond is a separate dining room which provides excellent entertaining space and leads through to a useful utility area. To the rear of the property is a large kitchen with ample space for a range of units and appliances, together with a ground floor WC. A conservatory overlooks the rear garden and provides an additional reception area.

On the first floor are three bedrooms, including a particularly generous principal bedroom located at the front of the property. Bedroom two is another comfortable double room, whilst bedroom three offers an ideal child's bedroom, dressing room or home office. The family bathroom completes the accommodation.

Outside, the property benefits from a low-maintenance frontage set behind a brick wall. To the rear is a generous enclosed garden offering considerable scope for landscaping and improvement.

An internal viewing is highly recommended to appreciate the space and potential.

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.

Local Area Information

West Street is conveniently positioned

within walking distance of Banbury town centre, where a wide range of shops, supermarkets, restaurants, cafés and leisure facilities can be found.

Banbury railway station provides direct services to London Marylebone, Birmingham and Oxford, making the town popular with commuters.

The property is also well placed for access to the M40 motorway at Junction 11, whilst several highly regarded primary and secondary schools are located nearby. Local parks, recreational facilities and the Oxford Canal further enhance the area's appeal for families and professionals alike.







Ground Floor **First Floor**





Total floor area 129.0 m² (1,388 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

Connells

To view this property please contact Connells on

T 01295 268 101
E banbury@connells.co.uk

33 Bridge Street
BANBURY OX16 5PN

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BAN310118

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.