



Connells

Delbush Avenue
Headington Oxford



Property Description

Boasting approximately 1,503 sq. ft. of accommodation arranged over three floors, the property offers generous and versatile living space throughout. The ground floor comprises a welcoming entrance hall, a bay-fronted living room, a separate dining room ideal for family meals and entertaining, a fitted kitchen, a useful utility room and a ground floor shower room. To the rear, a bright sun room provides additional reception space overlooking the garden, while the integral garage offers excellent storage or potential for conversion, subject to the necessary consents.

The first floor features three well-proportioned bedrooms, including two generous doubles, together with a family bathroom. A staircase leads to the second floor where a spacious principal bedroom enjoys a degree of privacy, making it an ideal main suite, guest room or home office.

Although the property would benefit from a programme of modernisation throughout, it offers exceptional scope to improve, extend or reconfigure (subject to the relevant planning permissions), making it an ideal purchase for growing families, developers or buyers looking to add value.

Externally, the property benefits from off-road parking, an integral garage and enclosed rear gardens, providing excellent outdoor space for families to enjoy.



Auctioneer's Comments

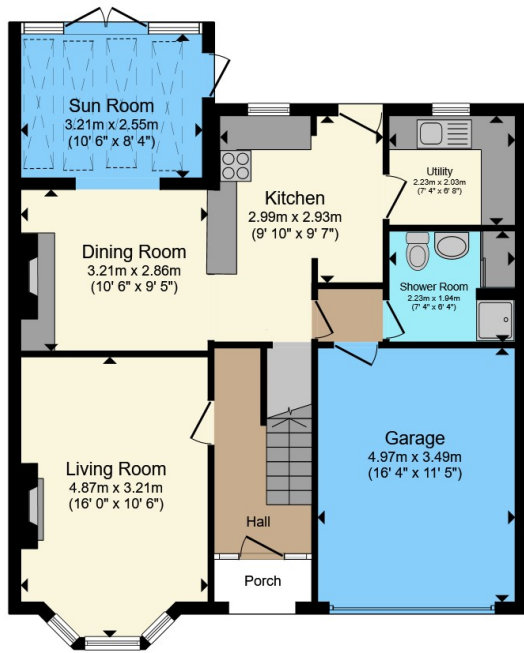
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, 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.

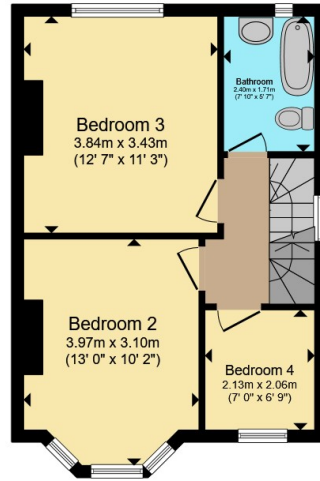
The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The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

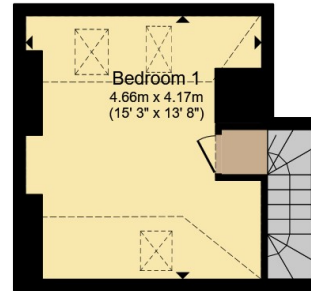




Ground Floor



First Floor



Second Floor



Total floor area 139.7 m² (1,503 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



To view this property please contact Connells on

T 01865 763 501
E headington@connells.co.uk

129-131 London Road Headington
 OXFORD OX3 9HZ

EPC Rating: D Council Tax
 Band: D

view this property online connells.co.uk/Property/HDT304632

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: HDT304632 - 0002