



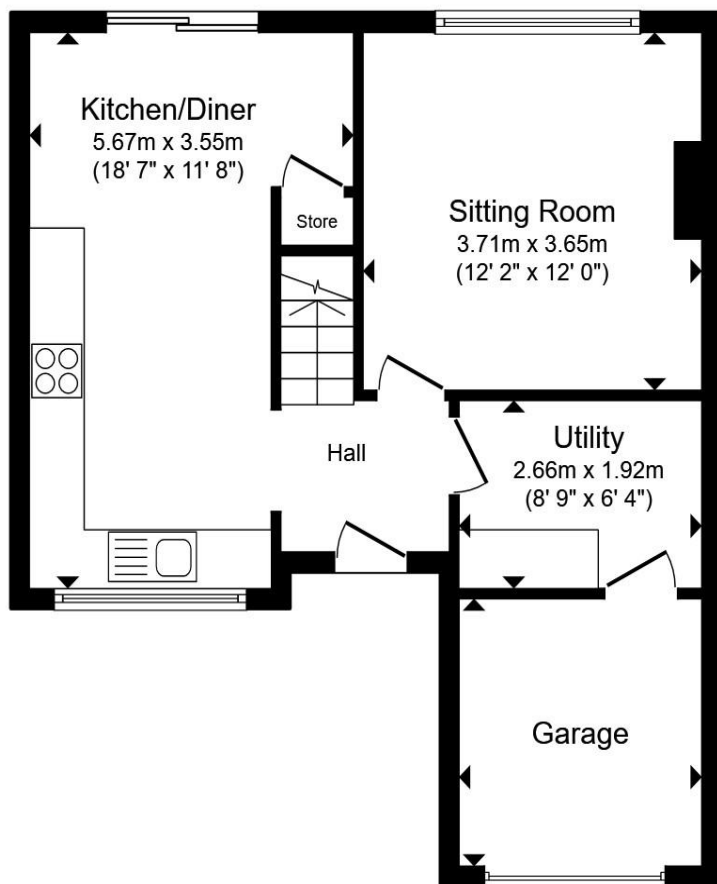
Colwell Drive, WITNEY, OX28 5NQ

welcome to

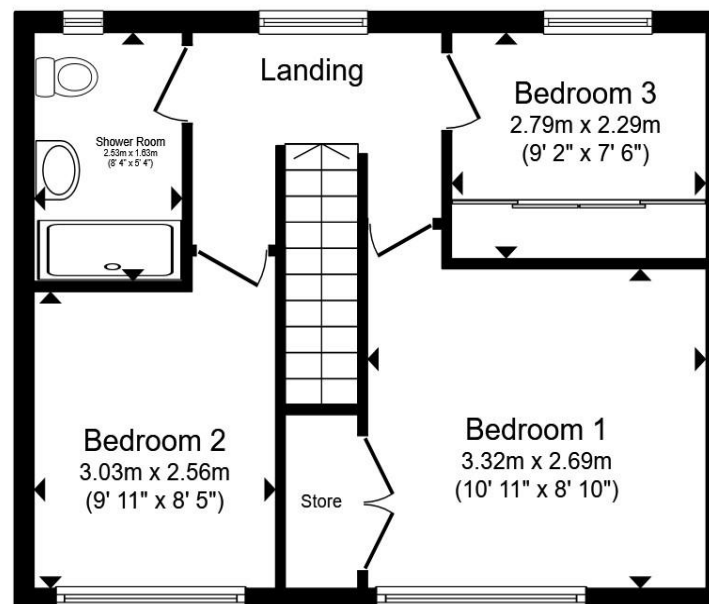
Colwell Drive, WITNEY

Situated in a sought-after residential area, pleasantly situated in a cul-de-sac. This lovely three-bedroom home offers generous and versatile accommodation making it an ideal purchase for families, first-time buyers, or investors alike. The ground floor is arranged around a welcoming entrance hall, providing access to a fitted kitchen with integrated appliances such as a fridge, dishwasher, freezer, cooker and hob with it positioned at the front of the property and dining area positioned to the rear with access to the rear garden is from the dining area. The property benefits from a spacious living room, offering ample space for both relaxing and entertaining with pleasant views over the rear garden. The property also benefits from a great utility space to the right of the entrance hall which also gives you direct access to the garage space.





Ground Floor



First Floor

Total floor area 90.2 m² (971 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.

welcome to

Colwell Drive, WITNEY

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-Detached With Driveway and garage
- 3 generous sized bedrooms
- Located in a sought-after location with easy access to amenities
- Utility room & Recently renovated family bathroom
- Bright and airy reception room

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£350,000

Upstairs, the first floor comprises three generous sized bedrooms with the master having ample built in storage and air con unit fitted. All served by a recently renovated modern fitted family bathroom. Accessed from a bright central landing.

Externally, the property enjoys a private rear garden, ideal for outdoor dining and family use. To the front, there a private garage and driveway adding everyday convenience.

Ideally positioned within walking distance of schools, shops and bus stops etc. The property is also approx. 3.3 miles from Long Hanborough railway station, offering direct services to London.

This home combines practical living space with flexible accommodation and represents an exceptional opportunity for those seeking modern living in a desirable location. Early viewing is highly recommended to fully appreciate the space on offer.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WIT106464



Property Ref:
WIT106464 - 0003

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 **allen & harris**



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