

LOT  
**11**

By Order of the Executors

Pumney, 7 Drayton Road, Sutton Courtenay, Abingdon OX14 4AJ

**Guide Price £650,000\***

**DETACHED HOUSE ON LARGE PLOT IN NEED OF UPDATING THROUGHOUT**



This five bedroom detached house is situated in a semi rural location within easy access of the M4 and M40 that provide excellent access into London, the M25 London orbital Motorway, Oxford, The Midlands, The West and Heathrow London Airport. Rail services are accessible within two miles at Appleford and Culham Railway Stations. The area is well served by schools, open spaces and local bus routes. The house is a five bedroom detached dwelling set in attractive grounds on a plot totalling approximately 0.7 acres in size. There is a double garage on site and additional off street parking. The gardens have a southerly aspect and back onto open grounds. The house has a spacious ground floor and is in need of complete updating and modernisation throughout. Alternatively it may have potential to redevelop subject to obtaining any necessary consent that may be required. The house is sold with vacant possession and will be of interest to investment buyers and owner occupiers. Please note that this dwelling does have spray foam installation. PLEASE NOTE THAT THIS LOT IS NOT OPEN TO PRE-AUCTION OFFERS AND WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES. ANY INTENDING PURCHASER MUST REGISTER TO BID IN ORDER TO PURCHASE. WE REMIND ALL PARTIES THAT BIDDING REGISTRATION CLOSES AT 3pm THE DAY BEFORE THE AUCTION.



#### ACCOMMODATION

Hall, Reception, Dining Room, Kitchen, Conservatory, Landing, Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four, Bedroom Five, Bathroom, Gardens, Double Garage.

#### TENURE

Freehold

#### LOCAL AUTHORITY & TAX RATING

Vale of White Horse  
Council Tax Band G  
EPC pending

#### VIEWING TIMES

By appointment through the Auctioneers



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN