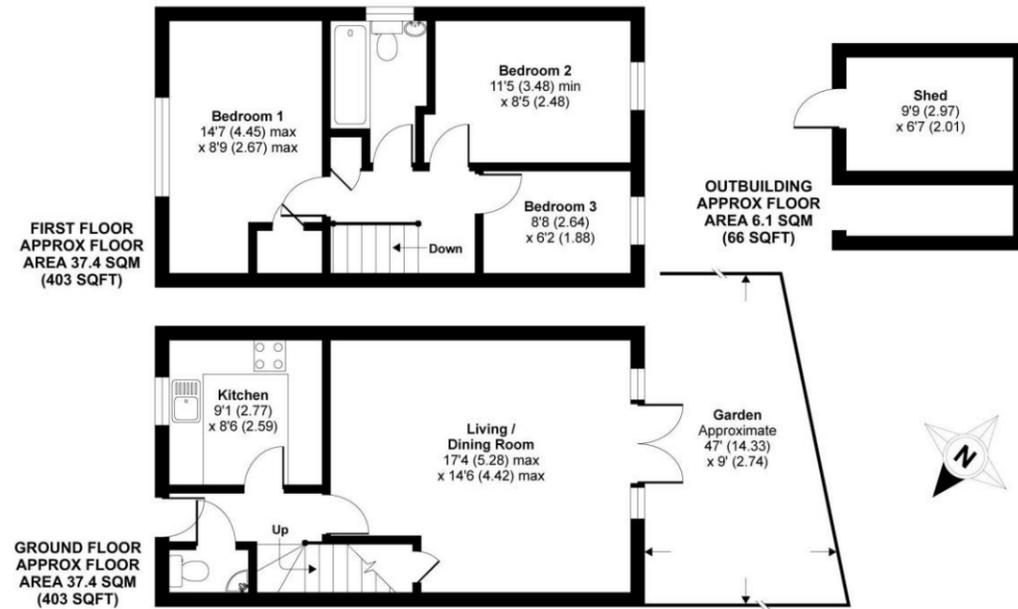


**Braemar Close, Carterton, OX18**



APPROX. GROSS INTERNAL FLOOR AREA 806 SQ FT 74.9 SQ METRES (EXCLUDES SHED)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Current: 73, Potential: 78  
Current: 70, Potential: 75

**Energy Performance Certificate**

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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**DISCLAIMER**  
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate

**Braemar Close, Carterton, OX18 1TS**

Three Bedrooms | Large Lounge | Ground Floor W.C. | Family Bathroom  
Off Street Parking | Cul de Sac Location |

**Asking Price: £255,000**



**Braemar Close, Carterton, OX18 1TS**

Tucked away in this little enclave within a cul de sac on the 'Glenmore Estate'. Internally the well appointed accommodation comprises, large lounge/diner, fitted kitchen and W.C. to the ground floor, with three bedrooms and family bathroom to the first floor. There is a garden arranged to the rear and side. Also benefits from off street parking.

**ENTRANCE HALL**

Radiator

**WC**

Low level WC. Wash hand basin.

**LOUNGE**

5.31m (17' 5") x 4.44m (14' 7")

Double glazed window to rear. Double glazed double doors to garden. Laminate flooring. Under stairs Cupboard.

**KITCHEN**

2.77m (9' 1") x 2.54m (8' 4")

Double glazed window to front. Range of wall and base units with stainless steel sink drainer unit with mixer taps. Space for oven. Plumbing for washing machine and dish washer. Part tiled walls. Wall mounted boiler. Radiator. Tiled floor.

**LANDING**

Inspection hatch to loft. Cupboard housing water tank.

**BEDROOM ONE**

4.50m (14' 9") x 2.72m (8' 11")

Double glazed window to front. Radiator. Built in wardrobes.

**BEDROOM TWO**

3.51m (11' 6") x 2.44m (8' 0")

Double glazed window to rear. Radiator.

**BEDROOM THREE**

2.67m (8' 9") x 1.88m (6' 2")

Double glazed window to rear. Radiator.

**BATHROOM**

Patterned double glazed window to rear. Low level WC. Pedestal wash hand basin. Panelled bath with shower unit above. Part tiled walls. Radiator.

**GARDEN**

To side and back of house. Brick built BBQ. Paved area.

**OFF STREET PARKING****OPENING HOURS**

Monday - 8.45 - 6  
 Tuesday - 8.45 - 6  
 Wednesday 8.45 - 6  
 Thursday 8.45 - 6  
 Friday 8.45 - 6  
 Saturday - 9am-5pm  
 Sunday - closed

**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.