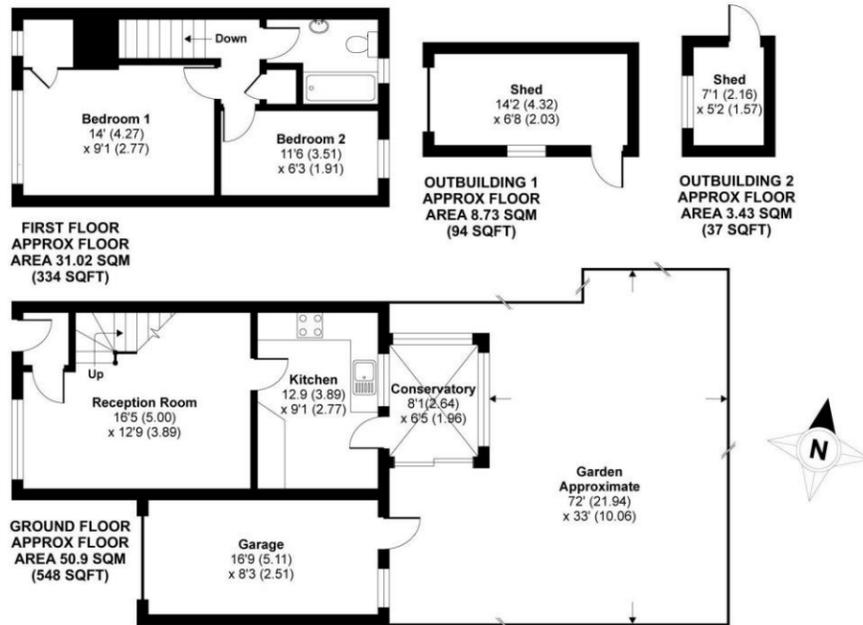


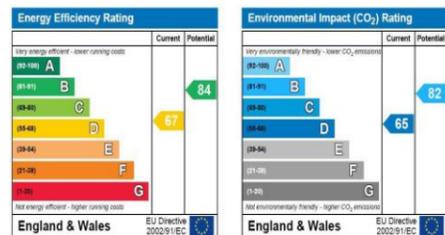
## Hollybush Road, Carterton, OX18



APPROX. GROSS INTERNAL FLOOR AREA 882 SQ FT 81.9 SQ METRES (EXCLUDES OUTBUILDINGS & INCLUDES GARAGE)

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 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.

## Hollybush Road, Carterton, OX18 3JS

Two Bedrooms | Kitchen/Diner | Good sized Garden | Garage to the Side  
Off Street Parking | No Forward Chain |

**Asking Price: £250,000**

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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



### Hollybush Road, Carterton, OX18 3JS

Requiring updating we offer this link detached home located close to Carterton town centre. Internally the accommodation flows well and comprises, lounge with stairs leading to the first floor, kitchen/diner and lean to. There are two bedrooms and family bathroom upstairs. To the rear is a well proportioned garden whilst the front has been paved to provide off street parking leading to the garage.

#### ENTRANCE HALL

Radiator. Door to:

#### LIVING ROOM

3.96m (13' 0") x 4.98m (16' 4")

Double glazed window to front. Textured ceiling. Radiator. Stairs to 1st floor.



#### KITCHEN

3.94m (12' 11") x 2.82m (9' 3")

Base units. Space for cooker. Plumbing for washing machine. Stainless steel single drainer sink unit. Wall mounted Worcester Boiler. Partly tiled. Textured ceiling. Double glazed window to rear. Door to lean to.



#### LEAN TO

2.41m (7' 11") x 1.83m (6' 0").4"

Double glazed door to rear. Single glazed window to rear and side.

#### LANDING

Inspection hatch to the loft.

#### BEDROOM ONE

2.95m (9' 8") x 4.34m (14' 3")

Double glazed window to front. Radiator. Built in storage cupboard. Textured ceiling.



#### BEDROOM TWO

1.93m (6' 4") x 3.51m (11' 6")

double glazed window to rear. Textured ceiling. Radiator.

#### BATHROOM

1.90m (6' 3") x 2.59m (8' 6")

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



#### GARDEN

Patio leading to lawn. Garden shed. Brick built garage/storage. Door to garage. garage to side. Up and over door.



#### FRONT GARDEN

Frontage paved to provide off road 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.