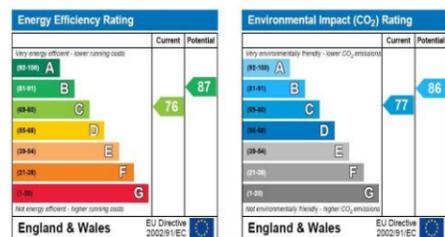


11 Boundary Lane, Carterton
Approximate Gross Internal Area
112 Sq M / 1199 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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.

Boundary Lane, Carterton, OX18 1LR

Three Bedrooms | Dining Room open to Kitchen | Ground Floor W.C. | En Suite to Master Bedroom
Garage | Driveway Parking |

Asking Price: £292,500

Hunters 1 Streatfield House Burford Road, Carterton, OX18 3XX | 01993 224558
carterton@hunters.com | www.hunters.com

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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.



Boundary Lane, Carterton, OX18 1LR

Absolutely stunning end of terrace home set over three floors and overlooking green to the front. Internally the well presented accommodation comprises, lounge, dining room open plan to fitted kitchen and W.C. to the ground floor, the first floor offers two double bedrooms and family bathroom, on the second floor is a master suite with en suite shower room. To the rear is a well maintained garden. There is also the added bonus of driveway parking leading to the garage to the side.

ENTRANCE HALL

Doors to:

LOUNGE

5.49m (18' 0") x 3.35m (11' 0")

Double glazed square bay window to front. radiator.



DINING ROOM

3.12m (10' 3") x 2.44m (8' 0")

Double glazed door to garden. Radiator in decorative cover. Open plan to:



KITCHEN

2.90m (9' 6") x 2.11m (6' 11")

Double glazed window to rear. Range of wall and base units 11/2 bowl stainless steel single drainer sink unit with mixer tap. Integrated oven, gas hob and cooker hood above. Plumbed for washing machine and dish washer. Cupboard housing boiler.



W.C.

Low level W.C. Wall mounted wash hand basin. Radiator.

LANDING

Stairs to second floor. Doors to:

BEDROOM TWO

4.72m (15' 6") x 2.67m (8' 9")

Two double glazed windows to rear. Two radiators.



BEDROOM THREE

3.07m (10' 1") x 2.64m (8' 8")

Double glazed window to rear. Radiator.



BATHROOM

2.24m (7' 4") x 2.03m (6' 8")

Low level W.C. Pedestal wash hand basin. Panelled bath with mixer tap and shower attachment. Part tiled walls. Radiator.



SECOND FLOOR

BEDROOM ONE

4.72m (15' 6") x 3.15m (10' 4")

Double glazed window to front. Radiator. Built in wardrobes. Eaves storage. Inspection hatch to loft.



ENSUITE SHOWER ROOM

2.31m (7' 7") x 1.52m (5' 0")

Double glazed skylight window to rear. Low level W.C. Pedestal wash hand basin. Shower cubicle. Part tiled walls. Radiator.



GARDEN

Patio area leading to lawn. Door to garage.



GARAGE

OPENING HOURS

Monday - 8.45 - 6
Tuesday - 8.45 - 6
Wednesday 8.45 - 6
Thursday 8.45 - 6
Friday 8.45 - 5:30
Saturday - 9am-4pm
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.