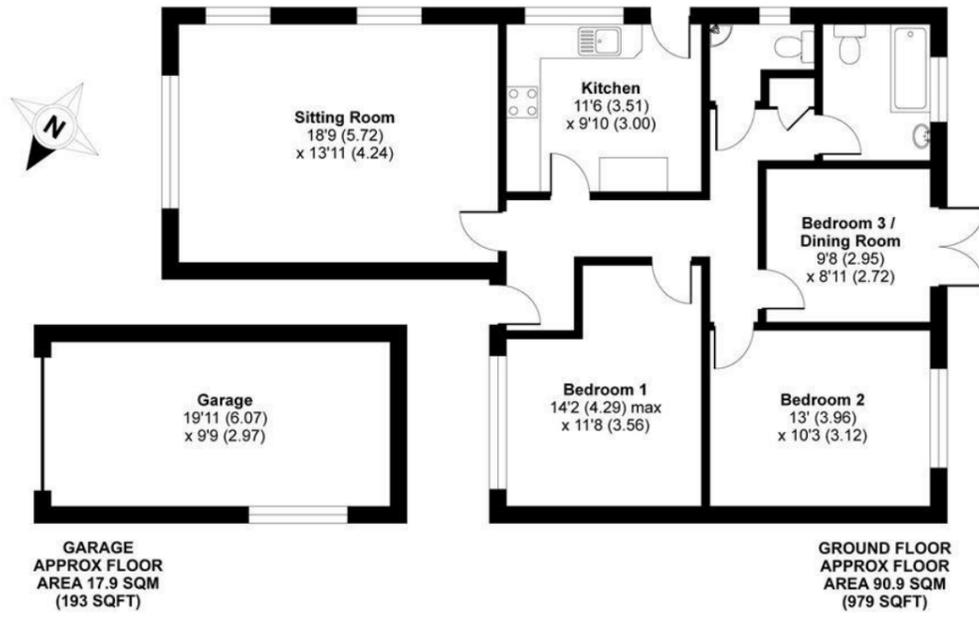


Shilton Road, Carterton, OX18



APPROX. GROSS INTERNAL FLOOR AREA 1172 SQ FT 108.9 SQ METRES (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 Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	B	C
84	58	82	50

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.

Shilton Road, Carterton, OX18 1EN

Three Bedrooms | Dual Aspect Lounge | Detached Garage | Front and Rear Gardens
Popular Location | No Forward Chain |

Asking Price: £340,000

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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



Shilton Road, Carterton, OX18 1EN

Detached bungalow situated on this popular road and offering good sized living accommodation. Internally comprising, dual aspect lounge, kitchen, three bedrooms, family bathroom and an additional W.C. There are front and rear gardens and a driveway leading to the garage to the side.

ENTRANCE HALL

Radiator. Built in Cupboard.

LOUNGE

5.72m (18' 9") x 4.24m (13' 11")

Double glazed window to front and side. Radiator. Fireplace surround. Coved ceiling.



KITCHEN

3.51m (11' 6") x 3.00m (9' 10")

Double glazed window to side. Double glazed door to side. Range of wall and base units. Stainless steel single drainer sink unit with mixer tap. Space for cooker. Plumbed for washing machine. Radiator.



BEDROOM ONE

4.32m (14' 2") x 3.56m (11' 8")

Double glazed window to front. Radiator.



BEDROOM TWO

3.96m (13' 0") x 3.12m (10' 3")

Double glazed window to rear. Radiator.

BEDROOM THREE

2.95m (9' 8") x 2.72m (8' 11")

Double glazed double doors to garden. Radiator.



BATHROOM

Patterned double glazed window to rear. Low level W.C. Pedestal wash hand basin. Panelled bath. Part tiled walls. Radiator.



SEPERATE W.C.

Double glazed window to side. low level W.C.

GARDEN

Patio area leading to lawn.



GARAGE

To the side. Up and over door.

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.