

for sale

£425,000 Freehold

Awaiting Photograph



## Blackthorn Avenue CARTERTON OX18 1GL

A wonderful opportunity to purchase a fantastic four bedroom semi-detached town house located in Shilton Park. The property is complete with a lounge, kitchen/breakfast room, family bathroom, ensuite and dressing room to the master bedroom, low maintenance rear garden, allocated parking and a garage.

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# Property Details

## Entrance Hall

Stairs to first floor, Access to lounge , cloakroom / kitchen and diner

## Cloakroom

Toilet , Wash hand basin and extractor fan

**Lounge** Irregular Shaped Room 18' 8" x 10' 2" ( 5.69m x 3.10m)

Double glaze to right and front aspect

**Kitchen/Diner** Irregular Shaped Room 17' 3" x 18' 8" ( 5.26m x 5.69m)

Double glaze to front , double doors to rear garden , Plumbing for washing machine , integrated dishwasher and fridge freezer . Wall and base units , extractor fan , double integrated pantry under stairs,

New combi boiler installed 1 year ago

## Landing

Stairs to 2nd floor , Ground floor , access to 3x beds , bathroom and airing cupboard . (2nd floor has double wardrobe integrated and landing )

**Bedroom 1** Irregular Shaped Room 18' 7" x 10' 2" ( 5.66m x 3.10m)

Double integrated wardrobe in dressing , Dressing room has 2 double glazed windows to front and access to ensuite and has access to loft hatch

Ensuite has walkin shower partial tiling , double glaze to rear aspect , toilet , wash hand basin, mixer tap , extractor fan.

**Bedroom 2** Irregular Shaped Room 11' 4" x 10' 2" ( 3.45m x 3.10m)

Double integrated wardrobe and double glaze to left aspect

**Bedroom 3** Irregular Shaped Room 9' 5" x 11' 7" ( 2.87m x 3.53m)

Double glaze to rear

**Bedroom 4** Irregular Shaped Room 7' 2" x 10' 2" ( 2.18m x 3.10m)

Double glaze to front

## Bathroom

Double glaze to front , toilet, heated towel rail, shower point , wash hand basin , water fall tap , bath , standing shower and extractor fan

## Loft Space

Partial board , integrated ladder , power in situ

## Outside

Path to front door

## Rear Garden

Side access gate to left , wall enclosed to left , fence enclosed to right , Tiered garden , patio, laid to lawn and access to garage







To view this property please contact Connells on

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CARTERTON OX18 3DN

**Tenure:** Freehold

**EPC Rating:** C

Property Ref: CAR103614 - 0002

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