

Property details approval form

25 Blackthorn Avenue, Carterton, Oxfordshire, England, OX18 1GL

Date: 07 November 2024

Property Ref and Version: CAR103005 - 0007

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in excess of £325,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > No Onward Chain
- > Four Bedroom Town House
- > Gated Driveway
- > Garage
- > Lounge / Diner
- > Well Placed To Amenities
- > High Specification Kitchen & Bathroom
- > Ensuite To Master Bedroom

○ Short Description

A beautifully presented four bedroom town house located in Blackthorn Avenue. The property is complete with a downstairs WC, high spec kitchen, lounge/diner, fantastic family bathroom, ensuite to the master bedroom, landscaped rear garden with a gated driveway and garage. Viewings highly recommended

○ Long Description

Brought to the market with no onward chain is this wonderful opportunity to purchase a fantastic four bedroom town house in the highly sought after Shilton Park development located in Blackthorn Avenue which over looks a green space and is well placed to the local Shilton Park amenities which consists of a Co-Op, hairdressers, takeaways and a coffee shop.

The property has been expertly modernised to a very high standard by the current owners and is arranged over three floors. To the first floor you have an entrance hallway providing access to a wonderful kitchen, fantastic lounge/diner and a downstairs cloakroom. To the first floor you have stairs leading to the second floor, three bedrooms and a high specification bathroom. To the second floor you will find the wonderful master suite which has been further benefited with an ensuite facility.

Externally the property offers a landscaped rear garden and a gated driveway, car port with a roof and a garage.

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○ Directions

○ Agents Note

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○ Room Description

Entrance Hall

Access to kitchen , cloakroom , stairs to front face , under stairs cupboard and access to large

Lounge

11' 5" x 16' 3" (3.48m x 4.95m)

Double glaze doors to rear garden, x double glaze to rear aspect

Kitchen / Diner

14' x 9' 3" (4.27m x 2.82m)

Double glaze bay window to front aspect , plumbing for washing machine and dishwasher wall and base units, extractor fan . 5 ring hob gas hob , access to hall way

Landing

access to 3 beds , stairs to first floor and 2nd floor , storage cupboard , airing cupboard access to bathroom

Bedroom 1

10' 6" x 20' 9" (3.20m x 6.32m)

1 x velux to rear , 1 x double glaze to front , access to ensuite , access to loft hatch and x 1 double glaze wardrobe

Bedroom 2

90' 5" x 10' 5" (27.56m x 3.17m)

1 x double glaze to front aspect x 1 double storage cupboard

Bedroom 3

9' 6" x 11' 4" (2.90m x 3.45m)

1 x double glaze to rear aspect , double intergrated wardrobe

Bedroom 4

6' 6" x 7' 8" (1.98m x 2.34m)

1 x double glaze to rear aspect

Loft Space

no ladder , no boards and no power

Rear Garden

Fence enclosed to right and left aspect , car parking with roof, decking area , gravelled garden , access to garage

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○ Room Description

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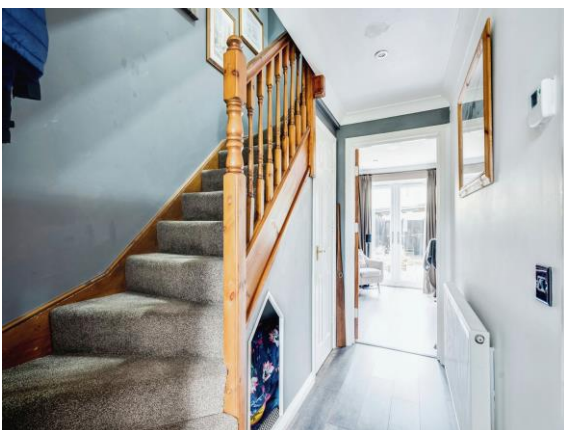
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○ Property Images



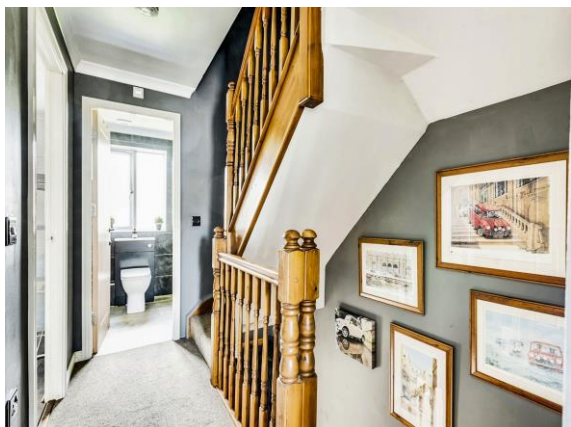
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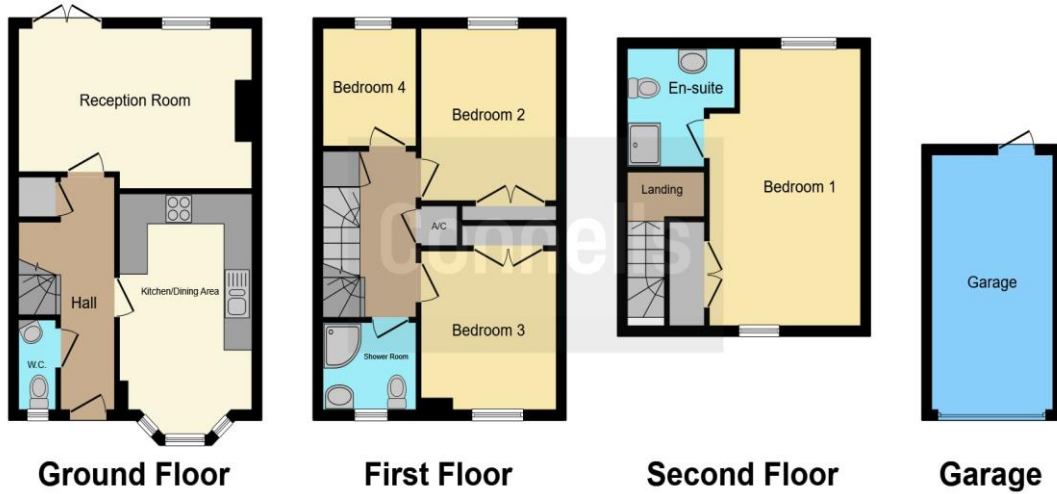
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○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

○ Approval

Signature

Date

Ben Perrott		
Miss C. Tilbey		