

# Property details approval form

7 Manor Road, Carterton, Oxfordshire, England, OX18 1EB

Date: 10 October 2024

Property Ref and Version: CAR103713 - 0004

# 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

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£500,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: F
- > Detached Bungalow
- > Three Double Bedrooms
- > Lounge/Dining Room
- > Kitchen/Breakfast Room
- > Spacious Garden
- > Garage
- > Driveway
- > Chain Free

## ○ Short Description

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Offering generous accommodation throughout and a good sized garden to the rear is this three double bedroom detached bungalow situated on a private no through road in Carterton. The property is a fantastic opportunity for those looking for a home with lots of potential to extend and remodel.

## ○ Long Description

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Situated on a private no through road to the North of Carterton is this fantastic three double bedroom detached bungalow which is a perfect family home.

The property offers versatile and spacious accommodation throughout which includes; an extensive entrance hall, bathroom, three double bedrooms, good sized lounge/dining room complete with an open fire place with a Cotswold stone surround and a generous kitchen/breakfast room.

Externally there is a double driveway to the front leading to a single garage and to the rear is a well established south facing rear garden which is a lovely space for the family and is extensively planted with mature plants, shrubs and trees.

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Whilst requiring some updating and refitting, this rarely available property offers potential to extend and remodel subject to obtaining the required contents.

## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### Entrance Porch

Door to front

### Entrance Hall

Door to front, extensive entrance hall, loft access with pull down ladder and built in storage cupboard.

### Lounge

24' 4" x 11' 2" max ( 7.42m x 3.40m max )

Double glazed window to front and side, two large radiators, open fire place with Cotswold stone surround and mantelpiece

### Kitchen/Diner

30' 5" x 8' 9" ( 9.27m x 2.67m )

Double glazed windows to rear and side, door to garden, base units, work surfaces, boiler, plumbing for washing machine, plumbing for dishwasher and sink with drainer.

### Bedroom 1

13' 6" x 10' ( 4.11m x 3.05m )

Double glazed window to rear overlooking the garden with extensive built in wardrobes with ample storage, and fitted with hanging space and shelving.

### Bedroom 2

11' 7" max x 11' 3" max ( 3.53m max x 3.43m max )

Double glazed window to front and built in cupboard

### Bedroom 3

12' 6" x 9' 9" ( 3.81m x 2.97m )

Double glazed window to rear

### Bathroom

wash hand basin, toilet, bath tub and shower.

### Heating

Oil fired central heating with a new oil tank and open fire place in lounge.

### Garage

18' 3" x 9' 8" ( 5.56m x 2.95m )

Up and over door

### Garden

Double driveway, south facing rear garden which is extensively planted with mature plants, shrubs and trees, greenhouse, shed, large log shed and compost area. Outside tap and gardens to all four sides of the property.

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## ○ Room Description

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## ○ Property Images



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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](http://www.focalagent.com)

## ○ Approval

Signature

Date

	Signature	Date
Stephen Gardiner		
Miss J. Mills		