

Property details approval form

10 Glenmore Road, CARTERTON, Oxfordshire, OX18 1TX

Date: 11 November 2024

Property Ref and Version: CAR103779 - 0002

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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

£325,000

Tenure: Freehold

○ Key Features

- > Energy Rating: E
- > Three Bedroom Semi-Detached Family Home
- > Utility Room
- > Office/Study
- > Newly Installed Family Bathroom
- > Ensuite To Master Bedroom
- > Landscaped Rear Garden
- > Modernised Kitchen
- > Garage & Driveway

○ Short Description

Positioned in Glenmore Road is this beautifully presented three bedroom semi-detached family home. This property is complete with a kitchen, lounge/dining room, office/study, utility room, newly installed family bathroom, landscaped rear garden, single garage & driveway.

○ Long Description

Brought to the market is this beautifully presented three bedroom semi-detached family home which is located in Glenmore Road. This wonderful home has been expertly modernised to an exceptional standard by the current owners.

This is an ideal opportunity for a first time buyer looking to purchase their first home. The accommodation is arranged over two floors. On arrival you are greeted with a very welcoming entrance hallway which provides access a separate kitchen and the lounge/dining room. The ground floor also provides access to a office/study as well as a utility room. To the first floor you have a recently installed family bathroom and three bedrooms with the master bedroom being further enhanced with access to an ensuite.

Externally you have a landscaped rear garden along with a single garage and and driveway to the front aspect. Viewings on this wonderful home are highly recommended.

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○ Directions

○ Agents Note

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○ Room Description

Entrance Hall

One double glazed window to front, stairs to first floor, access to kitchen and lounge, under stairs cupboard.

Study

8' x 7' (2.44m x 2.13m)

One double glazed window to rear, access door to rear garden and access to utility room.

Lounge

13' 1" x 12' (3.99m x 3.66m)

Access to dining area and entrance hallway.

Dining Room

7' x 12' (2.13m x 3.66m)

Bifold door to rear garden, access lounge and study/office.

Kitchen

6' x 11' (1.83m x 3.35m)

Wall and base units, four ring electric hob point, beco fan oven, one bowl with drainer and mixer tap, one double glazed window to front aspect.

Utility Room

5' 1" x 8' (1.55m x 2.44m)

Plumbing for washing machine, one bowl, wall and base units and access to single garage.

Landing

Stairs to ground floor, access to three bedrooms, family bathroom and loft hatch.

Bedroom 1

8' x 17' (2.44m x 5.18m)

Loft hatch (separate to main loft) one double glazed window to front aspect, access to ensuite.

En Suite

One double glazed window to rear aspect, wash hand basin with mixer tap, WC, heated towel rail, walk in shower, partially tiled and extractor fan.

Bedroom 2

9' x 12' (2.74m x 3.66m)

One double glazed window to rear aspect.

Bedroom 3

6' x 8' 1" (1.83m x 2.46m)

Two double glazed windows to front aspect and double integrated wardrobe.

Bathroom

Fully tiled bathroom, bath with mixer tap and shower over head, wash hand basin with mixer tap, WC, extractor fan and heated towel rail.

Loft Space

Lighting in situ, no boards or ladder.

Front Garden

Laid to lawn, pathway to front door.

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○ Room Description

Rear Garden

Fence enclosed to left and right aspect, access door to study/office and dining room, wall enclosed to rear aspect, patio and laid to lawn.

Dropped Kerb

One allocated space and single garage.

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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

	Signature	Date
Ben Perrott		
Mrs M.M. Simpson		