



**Connells**

Edgeworth Drive  
Carterton



### Property Description

Situated just a short distance from Carterton town centre is this beautifully presented two bedroom detached bungalow on Edgeworth Drive which offers modern living at its finest. Brought to the market with no onward chain the property has been thoughtfully extended and upgraded throughout to an exceptional standard. This is an ideal opportunity for buyers seeking a contemporary home within easy reach of local amenities.

The bungalow enjoys an excellent flow, with light and airy accommodation arranged across a single level.

You are met with an inviting entrance hallway that sets the tone for the rest of the property and leads you through to two generous double bedrooms. The heart of the home features a stylish, modern kitchen with the added benefit of a practical utility area. The well-proportioned lounge opens seamlessly into a bright extension which is currently arranged as a dining room creating an additional reception space filled with natural light. There is a beautifully finished family bathroom which completes the internal layout.

Externally, the property boasts a well maintained and recently enhanced rear garden which is perfect for those who value their outdoor space. You have a side access gate that leads to the front of the home where a private driveway provides secure off-street parking.

### Auctioneer's Comments

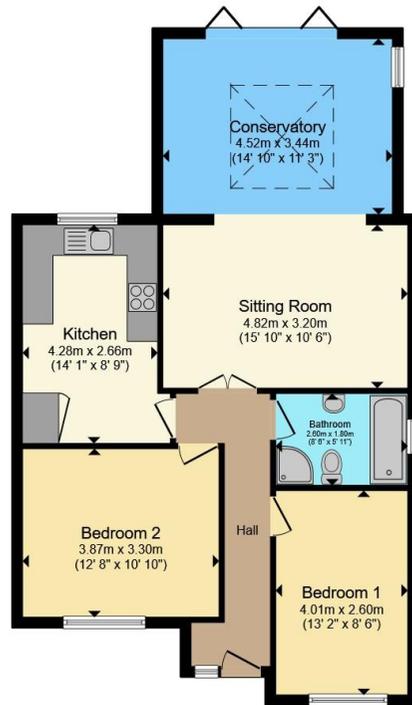
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iam sold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iam sold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.





**Floor Plan**

Total floor area 80.2 m<sup>2</sup> (864 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
Band: C

**view this property online [connells.co.uk/Property/CAR104165](http://connells.co.uk/Property/CAR104165)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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