



35c Burford Road, Carterton OX18 3AQ

Draft details - may be subject to alterations.

A 1 bedroom first floor apartment, with spacious rooms and its own front door. Set in a small development of 6 similar properties, with mature communal gardens, and a parking space. Accommodation includes a hall, living/dining/kitchen, a bedroom and bathroom, double glazing and electric heating. The property is situated within walking distance of Carterton town centre, and would offer an excellent first-time purchase.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £159,950

www.thomasmerrifield.co.uk



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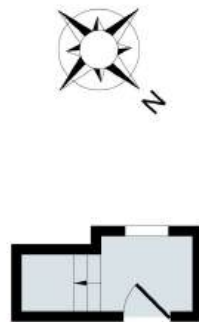
- Own Front Door Entrance
- Entrance Hall
- Living/Dining Room/Kitchen
- Bedroom
- Bathroom
- Double Glazing & Electric Heating
- Communal Gardens
- Parking Space
- No Onward Chain
- Walking Distance Of Town Centre

Directions - From Carterton town centre proceed along Burford Road and the apartment will be found on the left hand side

35C Burford Road

Total Approx. Floor Area 603 Sq.Ft. (56.0 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"



Ground Floor



First Floor

Local Authority:

WODC Tax Band B / EPC Rating: 68/D

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Material Information - sourced from Ofcom:

All mains services are connected except gas.
Ultrafast broadband is available. Mobile & Data
Signals - Outdoor: good for EE, O2 & Vodafone.
Indoor: good for EE, O2 & Vodafone.

Tenure:

Leasehold - Upon sale the sellers plan to create a new 999 year lease with zero ground rent, and an appropriate service charge to be decided.

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

Important Notice

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