



**Connells**

Bracken Close  
Carterton



### Property Description

Located on the edge of Carterton town centre is this fantastic two bedroom semi-detached home which is located in Bracken Close. This offers a great opportunity for a first time buyer that is seeking their first home. The property has been well maintained by the current owner.

Bracken Close is arranged over two floors and greets you with an inviting entrance hallway. The ground floor accommodation comprises a separate kitchen and a good sized lounge/dining room. To the first floor you will find two double bedrooms and a family bathroom.

Externally this home provides access to a good sized rear garden as well as a driveway to the side aspect allowing you to securely park off street. Viewings on this home are highly recommended.

### Entrance Hall

Double glazed window to front and door to front

### Lounge/Diner

13' 1" x 12' ( 3.99m x 3.66m )  
French doors to garden

### Kitchen

11' x 6' ( 3.35m x 1.83m )  
Double glazed window to front and side, wall units, base units, sink with drainer, extractor fan, gas hob and integral oven.

### Bedroom 1

12' x 9' ( 3.66m x 2.74m )  
Double glazed window to rear

### Bedroom 2

9' x 8' 1" ( 2.74m x 2.46m )  
Two double glazed windows to front, built in cupboard and airing cupboard.

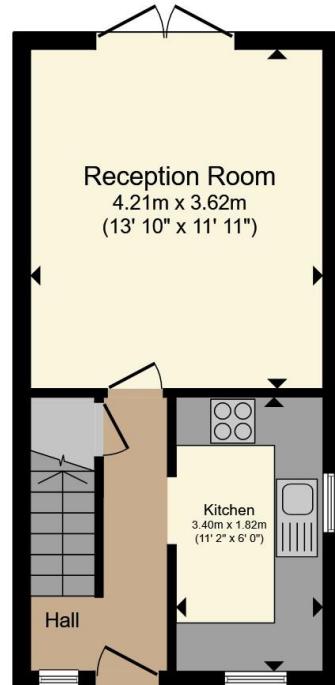
### Bathroom

Shower cubicle, wash hand basin, WC, heated towel rail and fully tiled walls.

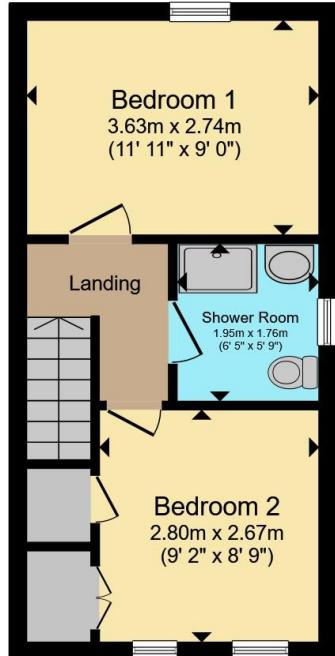
### Garden

Laid to lawn and patio





**Ground Floor**



**First Floor**

Total floor area 55.8 m<sup>2</sup> (601 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)

**Connells**

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EPC Rating: C    Council Tax  
 Band: C

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Tenure: Freehold



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