



Connells

Lupin Lane
Carterton



Property Description

Tucked away in the highly sought after Shilton Park development is this three bedroom home which is positioned on Lupin Lane. The property is brought to the market with no onward chain and is an ideal opportunity for a first time buyer who is seeking their first home.

The property accommodation is arranged over two floors and greets you with a welcoming entrance hallway. The ground floor accommodation comprises a down stairs cloakroom that further supports the upstairs level as well as offering a separate lounge, dining room and a kitchen. To the first floor you will find a family bathroom and three bedrooms.

Externally Lupin Lane offers a low maintenance garden and an outbuilding which is ideal to be used as a home working office. There is also allocated off street parking which is located at the rear of the property. Viewings on this home are highly recommended.

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, iamsold 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 iamsold 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.

Entrance Hall

Door to front

Cloakroom

Wash hand basin, WC and extractor fan

Lounge

13' x 9' 1" (3.96m x 2.77m)
French doors to rear.

Dining Room

9' 1" max x 9' 1" (2.77m max x 2.77m)
Double glazed window to rear

Kitchen

13' 1" max x 8' (3.99m max x 2.44m)
Double glazed window to front, wall units, base units, single bowl with drainer, plumbing for washing machine, plumbing for dishwasher, gas hob, fan oven and extractor fan.

Bedroom 1

11' max x 9' (3.35m max x 2.74m)
Double glazed window to front, double built in wardrobe.

Bedroom 2

12' 1" x 8' (3.68m x 2.44m)
Double glazed window to rear, double built in wardrobe.

Bedroom 3

9' 1" x 8' (2.77m x 2.44m)
Double glazed window to rear.

Bathroom

Double glazed window to front, bath with shower over, WC, wash hand basin, shaver point and extractor fan.

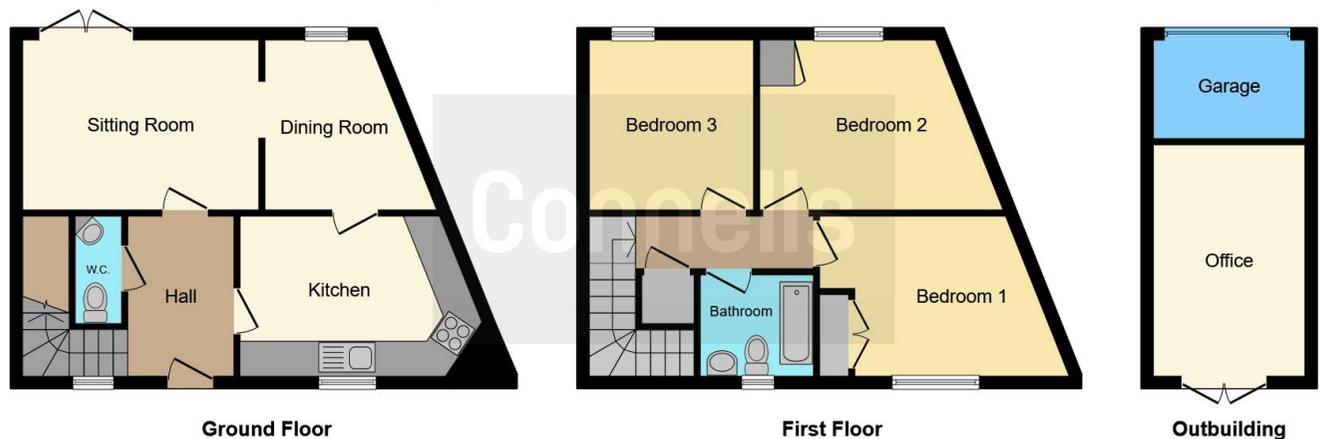
Garden

Patio, lawn, fence enclosed and rear access gate.

Outbuilding

10' x 8' (3.05m x 2.44m)
Power, lighting and French doors.





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

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EPC Rating: C Council Tax
 Band: C

view this property online connells.co.uk/Property/CAR104168

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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