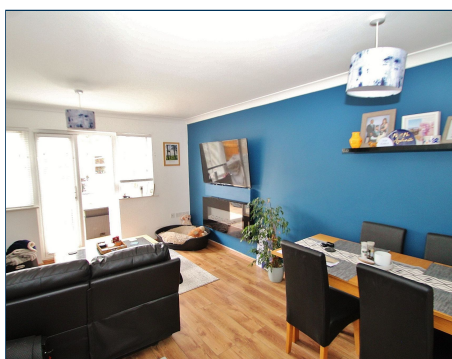




7 Chamberlain Close, Carterton OX18 3FT

Situated in a small cul-de-sac, a 2 bedroom end of terrace house with a car port plus 2 parking spaces, one on the front driveway and the other in front of the carport. The accommodation benefits from both gas central heating and double glazing and features a downstairs toilet and first floor bathroom, and there is ample storage space throughout, in addition the 2 double bedrooms both have built in wardrobes. A pleasant, west facing garden is found to the rear, where there is a summerhouse. The electric car charging unit on the front of the house is included in the sale. Solar panels, with a battery are fitted. Parking for 3 cars in total. The property is conveniently situated within walking distance of the town centre and opposite the entrance to the close, is a popular primary school, There are bus links on Burford Road to Witney and Oxford.



SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £295,000

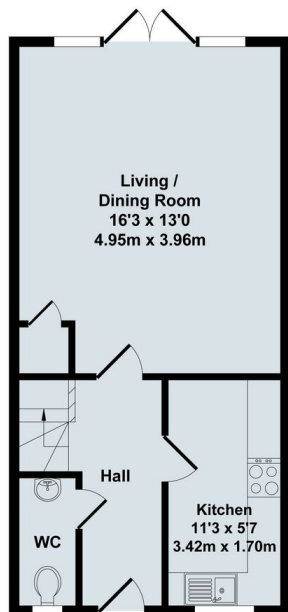
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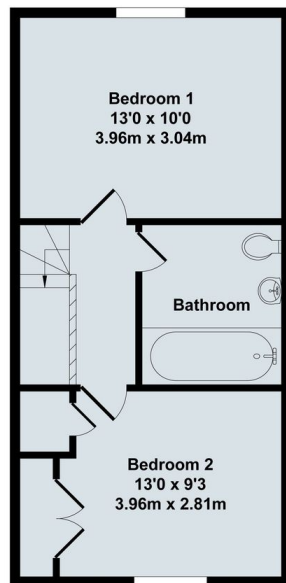
7 Chamberlain Close, Carterton, Oxfordshire OX18 3FT

- Hall
- Toilet
- Kitchen
- Living/Dining Room
- 2 Double Bedrooms & Bathroom
- Electric Car Charger
- Pleasant Garden
- Carport
- 2 Parking Spaces
- Small Cul-de-Sac

Distances: Witney Market Square c. 6.1 miles /
Oxford c. 16.5 miles / Hanborough Rail Station c.
12.3 miles
07126



Ground Floor



First Floor

7 Chamberlain Close Carterton
Total Approx. Floor Area 722 Sq.Ft. (67.10 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Local Authority:

WODC Tax Band: C
EPC Rating: 78/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Material Information

All mains services. Ultrafast broadband is available.
Mobile & data: EE- 83% performance (source:
Ofcom).

Tenure:

Freehold

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis- statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
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