



Connells

Mayfield Close
Carterton



Property Description

Located on the highly popular Mayfield Close in Carterton is this inviting one bedroom home which is offered to the market with no onward chain making this an ideal opportunity for a first-time buyer or an investment buyer looking to expand their portfolio. Positioned on the edge of Carterton town centre the property enjoys easy access to the full range of local amenities the area provides.

Thoughtfully maintained by the current owners, the accommodation is arranged over two floors. The ground floor welcomes you with an entrance hall leading into a well proportioned lounge/dining room and a separate kitchen. Upstairs you'll find a comfortable double bedroom and a well presented three-piece bathroom.

Outside, the property benefits from a low-maintenance rear garden which is perfect for those who value outdoor space without the heavy upkeep. The garden also provides direct access to a single garage adding valuable practicality along with allocated parking at the rear.

Early viewing is strongly recommended to appreciate everything this charming home has to offer.



Auctioneer's Comments

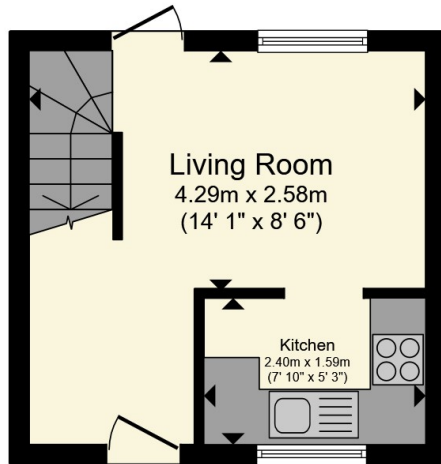
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria,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

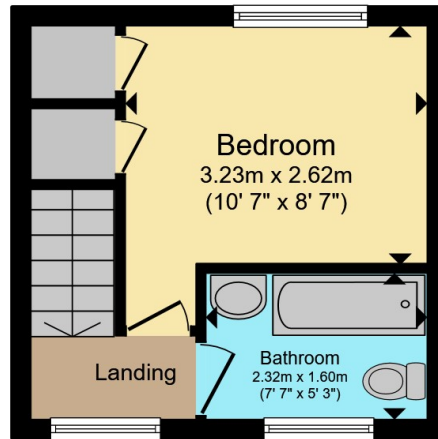
The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The 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.

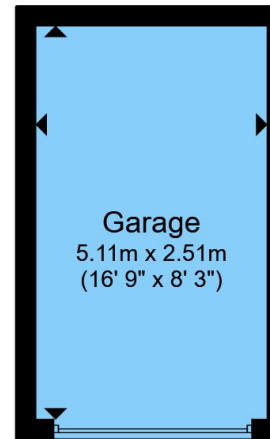




Ground Floor



First Floor



Garage

Total floor area 47.4 m² (510 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

Connells



To view this property please contact Connells on

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CARTERTON OX18 3DN

EPC Rating: C Council Tax
Band: B

view this property online connells.co.uk/Property/CAR104197

Tenure: Freehold



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