



Connells

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01993 847 309

FOR SALE

Connells

Ashfield Road
Carterton



Property Description

Set within walking distance to Carterton's town centre is this substantial three bedroom detached bungalow. This offers a rare opportunity to secure a home in one of the area's most sought after locations. Situated on the highly regarded Ashfield Road and available with no onward chain, the property is perfectly positioned for convenient access to the wide range of local amenities Carterton provides.

Upon arrival, you are welcomed by an inviting entrance hall that sets the tone for the well arranged accommodation and is thoughtfully laid out on one level. The bungalow features three generously sized bedrooms, a separate lounge and a well-appointed kitchen. There is a modern shower room which adds to the home's practicality. To the rear you have a bright conservatory which is accessed via bedroom three and is currently used as a dining room which offers an additional flexible living space.

Externally the property truly excels. The beautifully maintained rear garden provides an exceptional outdoor retreat which is ideal for families or anyone who values their outdoor space. To the front you have a spacious driveway in which offers secure off street parking. Ashfield Road also offers an integral garage that could be used as a workshop or additional storage.

Early viewings are strongly recommended to fully appreciate everything in which this fantastic home has to offer.

Entrance Hall

Door to front

Lounge

16' 1" x 11' 1" (4.90m x 3.38m)
Double glazed window to front

Conservatory

10' 1" x 8' 1" (3.07m x 2.46m)
French doors to garden

Kitchen/Diner

13' x 9' 1" (3.96m x 2.77m)
Double glazed window to front and side, wall units, base units, plumbing for washing machine, work surfaces, sink with drainer, integral oven and grill

Bedroom 1

12' 1" x 10' (3.68m x 3.05m)
Double glazed window to rear and integral wardrobe.

Bedroom 2

12' 1" x 8' (3.68m x 2.44m)
Double glazed window to rear and built in wardrobes

Bedroom 3

12' 1" x 7' (3.68m x 2.13m)
Patio door to conservatory and built in wardrobes

Shower Room

Shower cubicle, WC, wash hand basin and extractor fan

Garden

Laid to lawn and patio

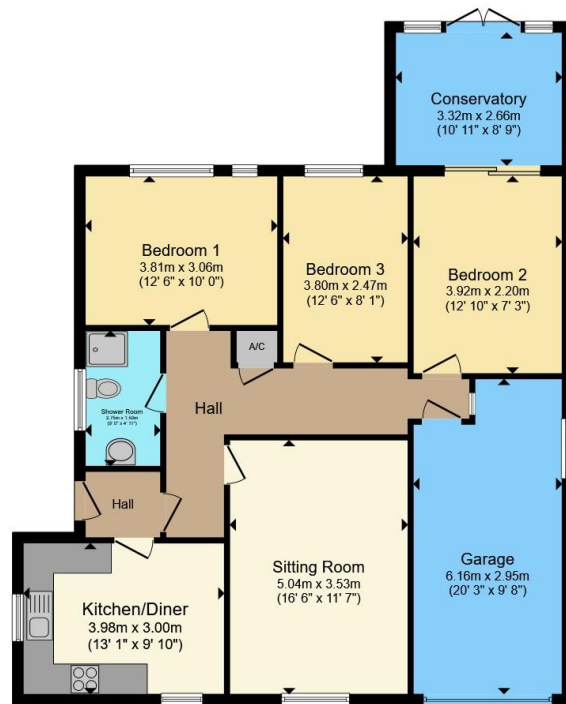
Garage

17' 1" x 8' (5.21m x 2.44m)
Up and over door, power and lighting.

Agents Note

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





Floor Plan

Total floor area 110.0 m² (1,184 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

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To view this property please contact Connells on

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Unit 2 Falklands House Black Bourton Road
CARTERTON OX18 3DN

EPC Rating: Council Tax
Awaited Band: D

view this property online connells.co.uk/Property/CAR104163

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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