



## 33b Burford Road, Carterton OX18 3AQ

Draft details - may be subject to alterations.

A 1 bedroom ground floor apartment within walking distance of Carterton town centre. The property is set in private grounds and part of a development of six apartments. This apartment has its own front door and accommodation to include an entrance hall, living/dining room with kitchen, a bedroom and bathroom. There is electric heating and double glazed windows, plus the added benefit of communal gardens and parking. Upon sale the sellers plan to create a new 999 year lease with zero ground rent, and an appropriate service charge to be decided. Available for sale with no onward chain.

**THOMAS  
MERRIFIELD**

SALES LETTINGS

e. [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

t. 01993 772000

**Price £145,000**

[www.thomasmerrifield.co.uk](http://www.thomasmerrifield.co.uk)

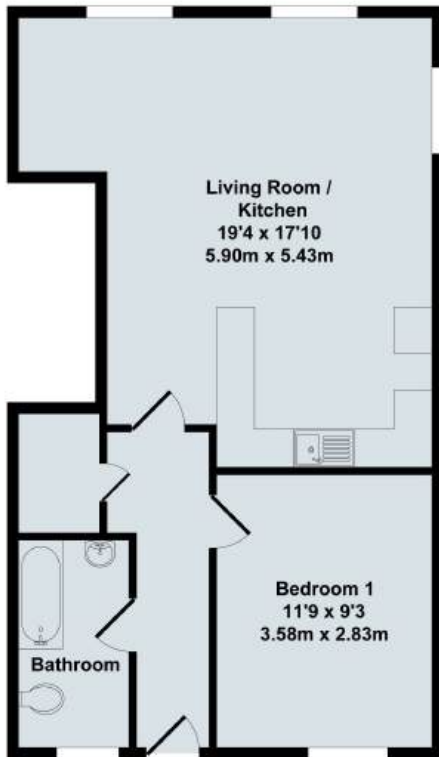


## 33b Burford Road, Carterton, Oxfordshire OX18 3AQ

- Own Private Front Door
- Entrance Hall
- Living/Dining Room/Kitchen
- Bedroom
- Bathroom
- Double Glazing
- Electric Heating
- Communal Gardens
- Parking
- No Onward Chain

Directions - From Carterton town centre proceed along Burford Road and the apartment will be found on the left hand side. 27D26

Material Information - sourced from Ofcom:  
All mains services are connected except gas.  
Ultrafast broadband is available. Mobile & Data Signals - Outdoor: good for EE, O2 & Vodafone. Indoor: good for EE, O2 & Vodafone.



**33B Burford Road**  
Total Approx. Floor Area 520 Sq.Ft. (48.30 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"



### Local Authority:

WODC Tac Band B / EPC Rating: 61/D

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Tenure:

Leasehold - Upon sale the sellers plan to create a new 999 year lease with zero ground rent, and an appropriate service charge to be decided.

Tel: 01993 772000

Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

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