



8 Arkell Gardens, Carterton, Oxfordshire, OX18 3DD

Price Guide £340,000

- 2008 Hannick Homes semi detached
- Kitchen
- South easterly garden
- Three bedrooms
- Cloakroom
- Two parking spaces
- Sitting/dining room
- En suite
- No onward chain

8 Arkell Gardens, Carterton, Oxfordshire, OX18 3DD

A three bedroom semi detached built in 2008 by Hannick Homes and situated a short distance to the centre of the popular West Oxfordshire market town of Carterton. The main accommodation offers an entrance hall, cloakroom, sitting/dining room, kitchen, master bedroom with en suite shower room, two further bedrooms and a bathroom. Outside are gardens and two parking spaces.

Additional Information:

Council Tax Band- C

EPC Rating- C

Freehold



Council Tax Band: C



CANOPIED ENTRANCE PORCH

Outside light. Part obscure glazed entrance door.

ENTRANCE HALL

Wood effect flooring. Radiator. Telephone point. Staircase to first floor.

CLOAKROOM

7'7" x 3'2"

Obscure glazed window to front. Suite comprising of a low level WC and pedestal wash basin. Tiled splashbacks. Radiator.

SITTING/DINING ROOM

17'10" x 13'3"

French doors and windows to rear. Window to side. Two radiators. Television and telephone points. Wood effect flooring. Built in cupboard.

KITCHEN

12'0" x 6'9"

Window to front. Single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further wall and base units. Tiled splashbacks. Four ring gas hob with extractor above and built in oven below. Space and plumbing for washing machine. Convector heater. Further utility space. Wall mounted boiler for domestic hot water and central heating.

LANDING

Roof access. Radiator.

MASTER BEDROOM

11'0" x 10'1"

Window to front. Built in bul head cupboard. Telephone point. Radiator.

EN SUITE SHOWER ROOM

7'7" x 3'2"

Obscure glazed window to front. Suite comprising of a cubicle with Triton shower unit, low level WC and pedestal wash basin. Radiator.

BEDROOM TWO

11'9 x 7'2"

Window to rear. Radiator. Television lead.

BEDROOM THREE

8'9" x 6'1"

Window to rear. Radiator. Built in wardrobe.

BATHROOM

7'2" x 6'1"

Obscure glazed window to side. Suite comprising of a panelled bath with mixer tap shower, pedestal wash basin and low level WC. Tiled surrounds. Radiator. Shaving point.

OUTSIDE

Top the front a paved pathway leads to the entrance and extends to the side.

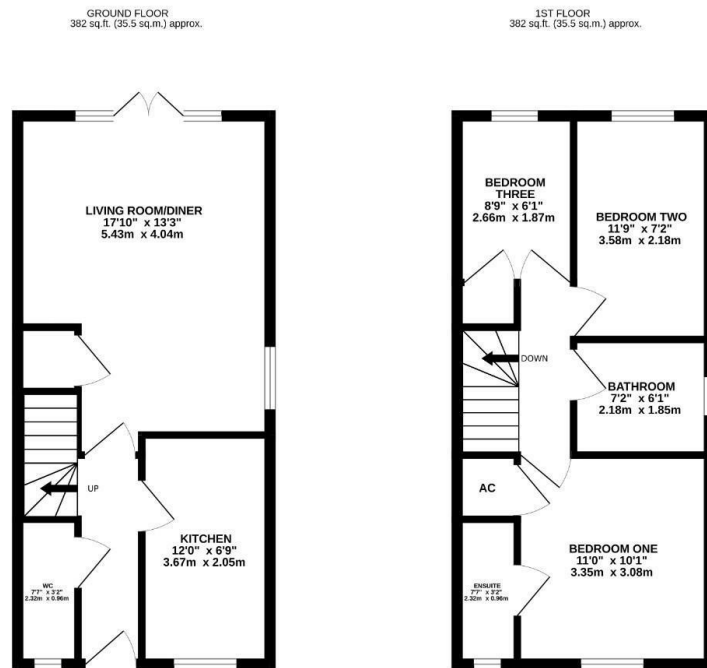
The rear garden is south easterly facing and enclosed by timber fencing and a brick wall. Two sheds. Patio with a pathway extending to the side pedestrian access.

PARKING

Two parking spaces.

CARTERTON

Carterton is a town in West Oxfordshire, approximately four miles south west of Witney. Much of what is now the northern part of the town was held by the Moleyns family from at least 1369. During the medieval period the main road through Carterton was one of the most important in the country, taking trains of packhorses laden with Cotswold wool over Radcot Bridge and on to Southampton for export. By the late 20th century Carterton was one of the largest towns in Oxfordshire. Carterton's later growth was closely related to the construction in 1937 of the nearby RAF Brize Norton airbase. By 1997 the town centre had been transformed: shops in a variety of styles lined the four broad main streets, interspersed with a few older buildings such as the Beehive Hotel and the former Emporium, and the crossroads was dominated by a tall domed tower built in 1996. In 2000 work began on a major expansion programme on the town's eastern edge.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, the floorplan is for information only and should not be used as a basis for any decision or commitment. The floorplan is for information only and should not be used as a basis for any decision or commitment. The floorplan is for information only and should not be used as a basis for any decision or commitment.



Directions

From the central crossroad, proceed along Burford Road.
Turn left onto Arkell Avenue. Arkell Gardens is on the left.

Viewings

Viewings by arrangement only. Call 01367 250011 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		