



Linden Gardens, Carterton

# 9 Linden Gardens

Carterton OX18 1NT

## £325,000

Guide Price



### Agent's Comment

*"A super opportunity to acquire a 2-year old house in a prime spot on the edge of this popular town"*

Situated on the outskirts of Carterton town between the Kilkenny Lane Country Park and Kilkenny Lane Allotments Linden Gardens is a fabulous development nearing completion. No. 9 is a beautifully presented semi-detached home that offers light-filled living space, contemporary fittings and all within easy reach of the amenities on offer in the town.

There is plenty of room for greeting family and friends in the large hall, it has a cloakroom just off and access to all rooms. The feature fireplace in the sitting room is a super focal point and the room offers a great space for both relaxing and dining with a lovely outlook across the garden. The kitchen is to the front of the house and is fitted with a wide range of modern units and integrated appliances. To the first floor there are two double bedrooms and fully tiled bathroom.

The garden is fully enclosed and laid to lawn, a blank canvas for the budding gardener. The patio area from the doors in the sitting room provides a super spot for dining alfresco. A fine home where an appointment to view will not disappoint.





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GROSS INTERNAL AREA  
 FLOOR 1: 446 sq. ft./41 m<sup>2</sup>, FLOOR 2: 439 sq. ft./41 m<sup>2</sup>  
 TOTAL: 885 sq. ft./82 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Witney**  
 01993 776 775  
 10 Market Square  
 Witney, Oxfordshire  
 OX28 6BB  
 witney@breckon.co.uk  
 breckon.co.uk



**Oxford city centre**

Tel: 01865 244735 (sales)  
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**Council Tax Band:**

Band C  
 £1,943.72

**Local Authority:**

West Oxfordshire  
 District Council

