

FOR SALE



Oakfield Road, Carterton

4 Bedrooms, 2 Bathroom, Detached House

Starting Bid £350,000





Key Notes:

- Detached House
- Double Garage
- Outhouse Building
- Utility Room
- Local Amenities within Walking Distance
- Council Tax Band: C
- No Onward Chain
- Tenure: Freehold

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £350,000.

Martin & Co welcome a lovely Four Bed Detached House situated on Oakfield Road in Carterton. On the Ground Floor the property consists of a Bright Spacious Living Room, Separate Large Kitchen Dining Area, WC and a Long Utility Room. Carrying on from the Living Room there is a Brick Built Conservatory which faces the South Facing Rear Garden and attracts plenty of Natural Light. Arriving on the landing of the First Floor, you have Four Bedrooms and a Family Bathroom. Three of the Bedrooms are Doubles with Built in Wardrobes.

At the Rear of the Property, there is Two Outdoor Buildings and plenty of space to offer in the Rear Garden. There is also a Double Garage to the side of the Detached House and boast of multiple Off Road Parking Spaces on the Driveway.

Oakfield Road is a Residential Area located in Carterton. There are local nearby amenities and schools and parks. Carterton is well placed for the A40 linking the dreaming spires of Oxford to the attractions of Cheltenham. A modern leisure centre offers a swimming pool and gymnasium. The nearby medical centre has a dentist and dispensing chemist.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Auctioneers Additional Comments:

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

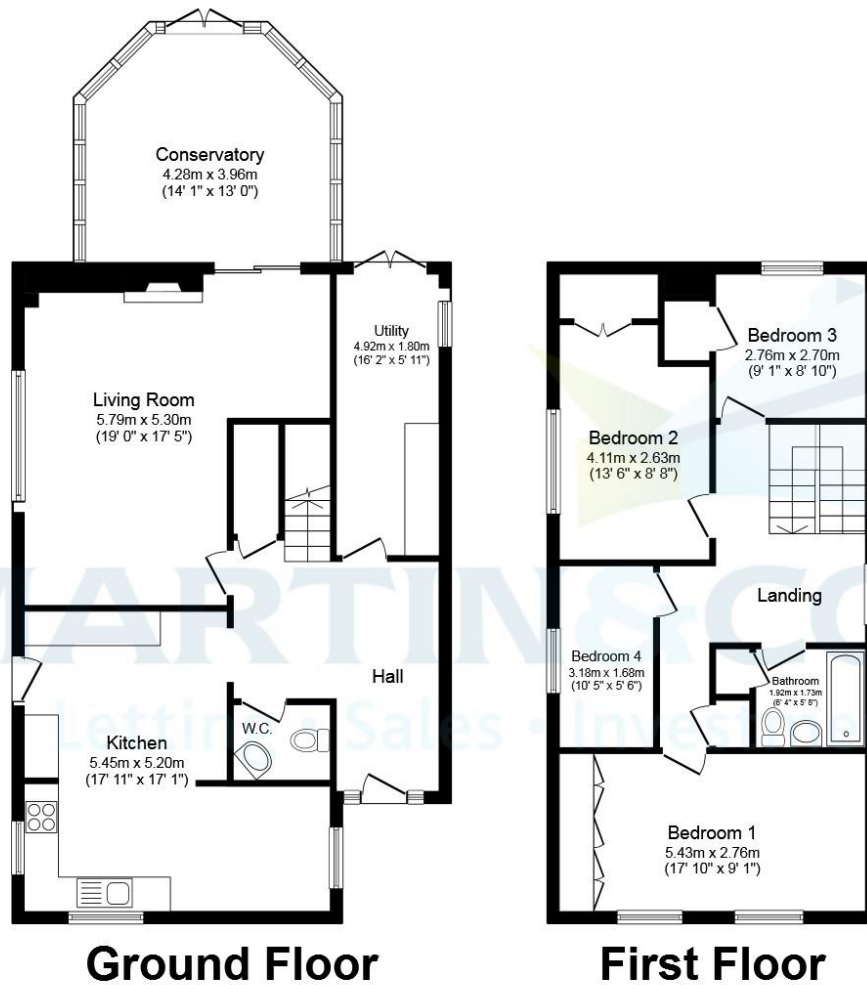
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments:

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





Total floor area 152.9 m² (1,645 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.