



## 122 Sycamore Drive, Carterton OX18 3AU

Draft details - may be subject to alterations. A 2 bedroom semi detached bungalow, with a carport and driveway. The property has accommodation to include an entrance hall, living room, kitchen, 2 bedrooms and a shower room, plus double glazing and gas central heating. The dining room was created from an attached outbuilding and is only single brick width. There is the added benefit of driveway parking and a sunny garden. Available for sale with NO ONWARD CHAIN. Material Information: All mains are connected. Ultrafast broadband is available. Mobile & Data Signals - outdoor: good for Vodafone, O2 & EE. Indoor: good for Vodafone, O2 & EE.

**THOMAS  
MERRIFIELD**

SALES LETTINGS

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

t. 01993 772000

**Price £275,000**

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

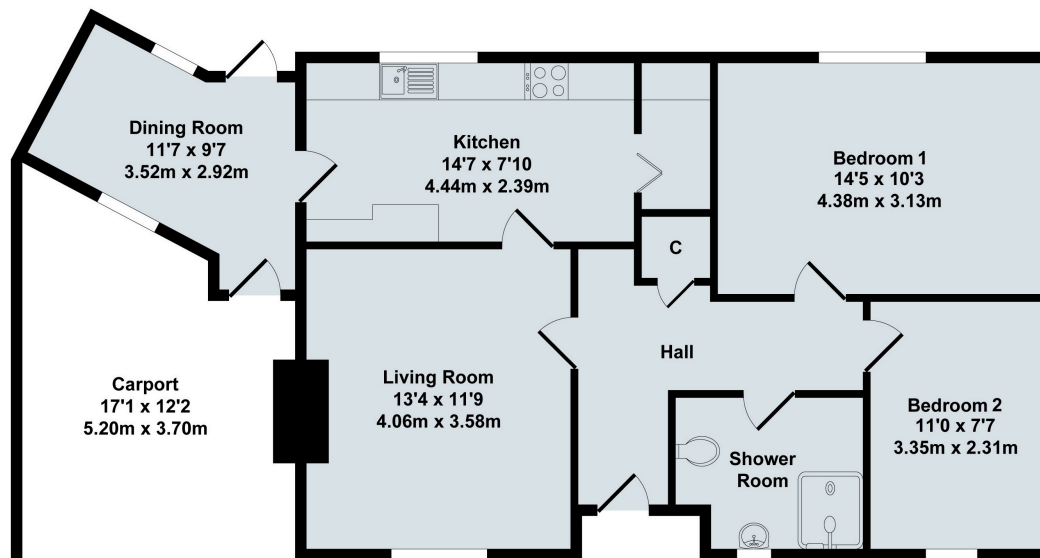


## 122 Sycamore Drive, Carterton, Oxfordshire OX18 3AU

- Entrance Hall
- Living Room
- Kitchen
- Single Skin Dining Room
- 2 Bedrooms
- Shower Room
- Carport
- Driveway Parking
- Double Glazing & GCH
- Rear Garden

Directions From Witney proceed west along A40. Turn off the A40 signposted Carterton. Turn left at the bottom of the slip road, and head towards Carterton. At the roundabout go straight across. At the next roundabout turn right towards the town centre. Proceed over the mini roundabout and then left at the lights into Upavon Way. At the next roundabout turn right onto Brize Norton Road. Turn right at the lights onto Burford Road, then left into Arkell Avenue, and right into Sycamore Drive. The property can be found on the left hand side. 22G25

Please note this is a property built before 2000, and as such it is possible that some building materials for example Artex may contain asbestos.



**122 Sycamore Drive, Carterton**  
**Total Approx. Floor Area 779 Sq.Ft. (72.40 Sq.M.)**  
 All items illustrated on this plan are included in the "Total Approx Floor Area"



### Local Authority:

WODC Tax Band C / EPC Rating: 60/D

### Contact:

52 Market Square, Witney,  
 Oxfordshire, OX28 6AF

### Tenure:

Freehold

Tel: 01993 772000

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

### Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis- statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.