

Peter Clarke



Mellow Stone Cottage East Street, Moreton-In-Marsh, GL56 0LQ



- Charming Two Bedroom Cottage
- Country Style Kitchen/Diner
- Sitting Room
- Shower Room
- Close to Town Centre



£299,950

A two bedroom semi - detached stone character cottage in Moreton in Marsh. Moreton in Marsh is a north Cotswold town offering a broad range of local amenities with library, primary school, hospital, pubs, hotels and a good range of shops. One of the big attractions of Moreton in Marsh is its train station with direct line running regularly between Worcester and London Paddington. Situated on the Fosse Way, access is easy to a host of major towns including Cheltenham (22 miles), Oxford (27 Miles) and Stratford (17 miles).

#### ACCOMMODATION

The front door to the side of the property leads to a cottage style kitchen/diner including a Range Style cooker with extractor hood over, feature stone flooring, Belfast sink, integrated slimline dishwasher and washing machine with space for a fridge/freezer, useful storage cupboard and a range of base and wall units. Leading through to the sitting room with under stairs storage and feature fireplace. To the first floor there is a double bedroom with storage cupboard and second bedroom (currently being used as a study) also with storage cupboard. The shower room consists of large walk in shower, sink and wc. To the front of the property there is a small fore garden.

#### GENERAL INFORMATION

**TENURE** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts. Gas central heating.

**RIGHTS OF WAY** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority Cotswold District Council and is understood to lie in Band C

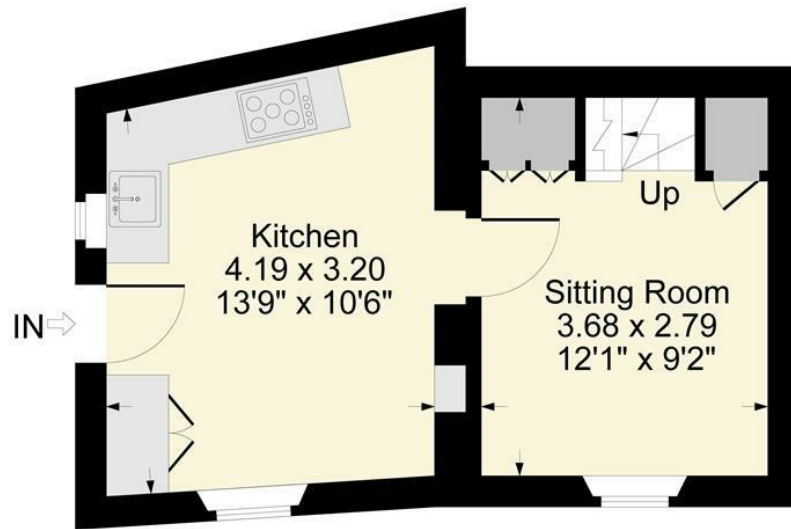
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING C:** A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the Selling Agents.

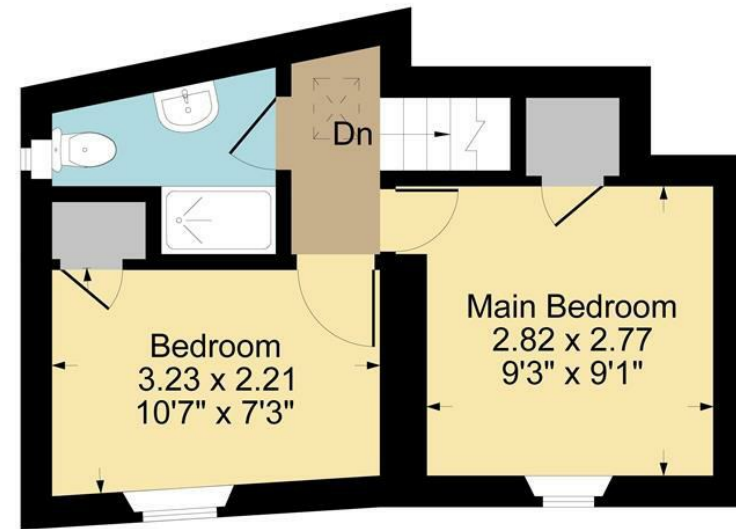
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Mellow Stone Cottage, Moreton-in-Marsh



Ground Floor

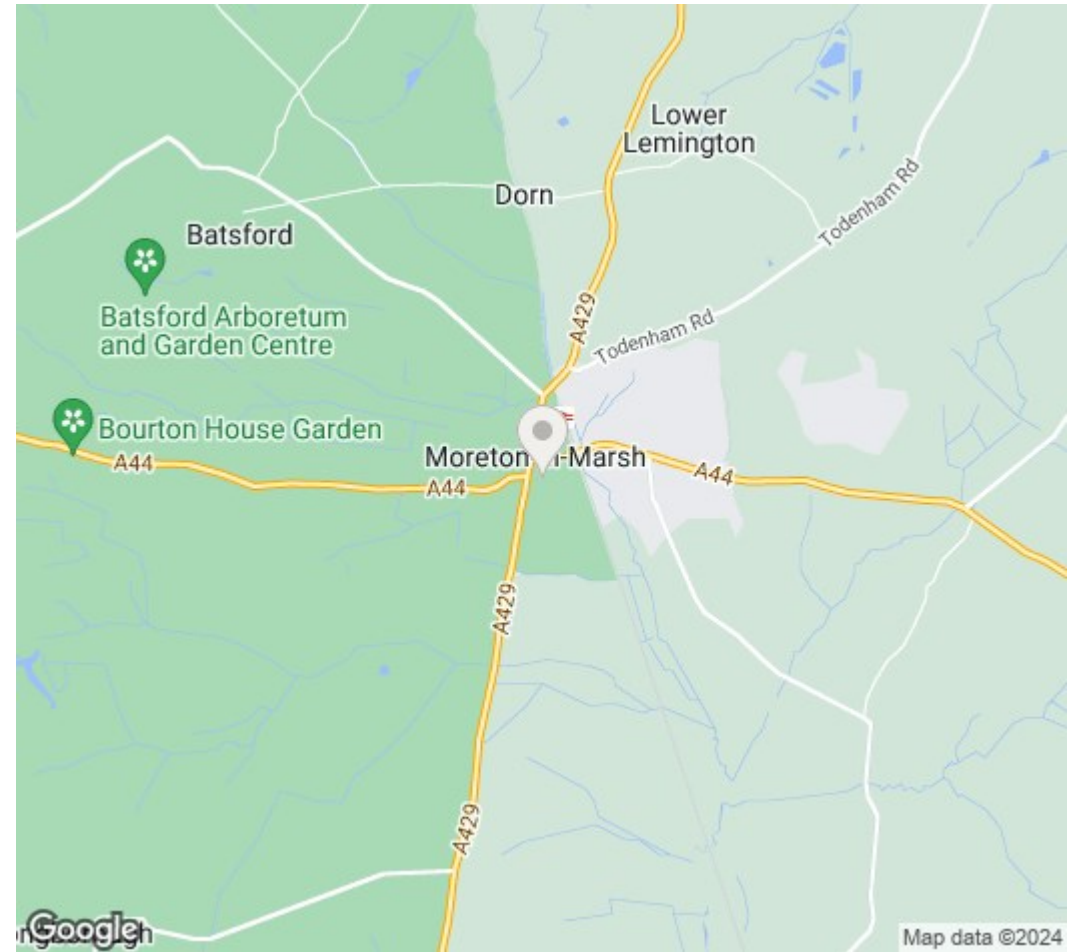


First Floor

Approximate Gross Internal Area  
Ground Floor = 24.65 sq m / 265 sq ft  
First Floor = 24.65 sq m / 265 sq ft  
Total Area = 49.30 sq m / 530 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.







DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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