

Peter Clarke



16 Primrose Court, Moreton-In-Marsh, GL56 0JG

- Two double bedroom semi detached home
- Sitting room
- Newly installed kitchen
- Conservatory
- Family bathroom
- Front and rear gardens
- Driveway parking for two cars
- Walking distance to the town



£275,000

Immaculate two bedroom home. Improved by the current owner with new kitchen and bathroom, this house is ideally located for the train station. Sitting room, kitchen and conservatory on the ground floor. Two double bedrooms and family bathroom on the first. Driveway parking, and a private enclosed rear garden. Planning permission has been granted under ref: 21/03947/FUL for a side and rear extension.

MORETON IN MARSH

is a north Cotswold market town offering a broad range of local amenities, with library, post office, primary school, North Cotswold Hospital, sports facilities and swimming pool open to the public at the renowned Fire College, pubs, hotels and many specialist shops. Moreton In Marsh also has its train station, with a direct line running regularly between Worcester and London Paddington.

ACCOMMODATION

The front door opens into a hallway with coat cupboard and stairs to the first floor. The sitting room has storage built in under the stairs, and leads to the newly installed kitchen with integrated oven, hob, dishwasher and fridge/freezer. There is space for a washing machine. Doors open onto the conservatory which has an insulated roof. On the first floor there is a family bathroom and two double bedrooms, the main having built in wardrobes and cupboards. The loft is accessed via a pull down ladder and has Velux window as well as lights, and was a hobby space for the previous owner. Outside there is a front garden with lawn and mature planting and driveway parking for two cars to the side of the property. Side access leads to the rear garden which has a gravelled seating area, lawn and a useful shed.

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 gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

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.

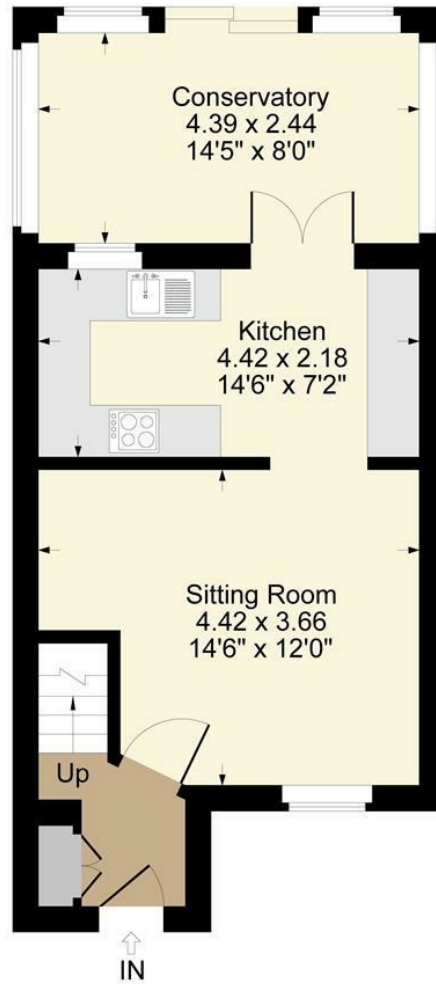
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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

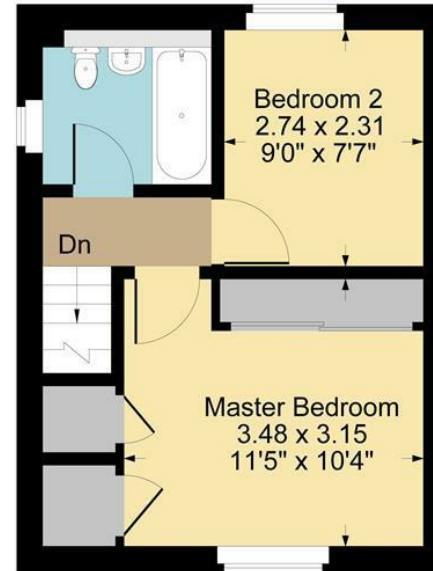
VIEWING: By Prior Appointment with the selling agent.



16 Primrose Court, Moreton-In-Marsh



Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 41.80 sq m / 450 sq ft
First Floor = 26.30 sq m / 283 sq ft
Total Area = 68.10 sq m / 733 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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