

Peter Clarke

Peter Clarke
FOR SALE
01386 770044
www.peterclarke.co.uk

16 The Green Station Road, Moreton-in-Marsh, GL56 0JZ

- Walking distance to the High Street
- Three bedrooms
- Living room
- Kitchen
- Family bathroom
- Integral garage
- Driveway parking
- Enclosed rear garden
- Close to the railway station



Price Guide £325,000

Three bedroom home in a central location in Moreton in Marsh. Located just a stones throw from the station, but away from passing traffic and walking distance to the High Street. Living room, kitchen and integral garage on the ground floor. Three bedrooms and a spacious family bathroom on the first. Driveway parking and an enclosed rear garden.

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 the hallway with doors off to ground floor rooms and stairs to the first floor. The kitchen has a range of wall and base units, and space for white goods. The living room is across the back of the house and has a bay window as well as a door to the garden. On the first floor there are three double bedrooms and a spacious family bathroom. Outside there is driveway parking, integral garage and enclosed rear garden.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. 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.

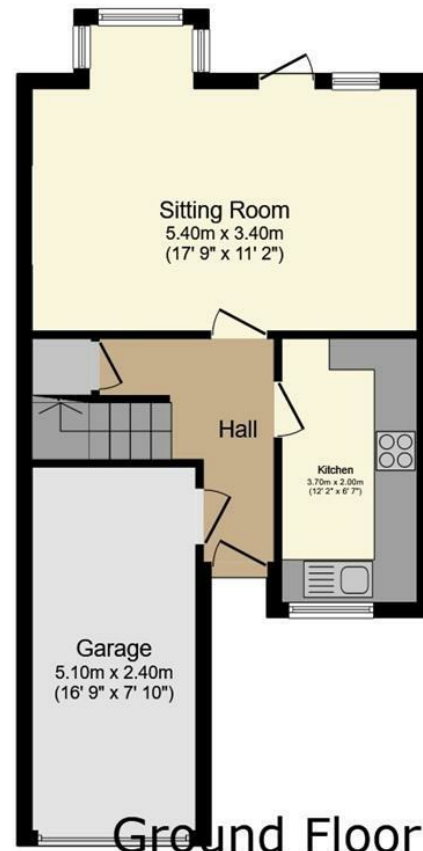
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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

VIEWING: By Prior Appointment with the selling agent.

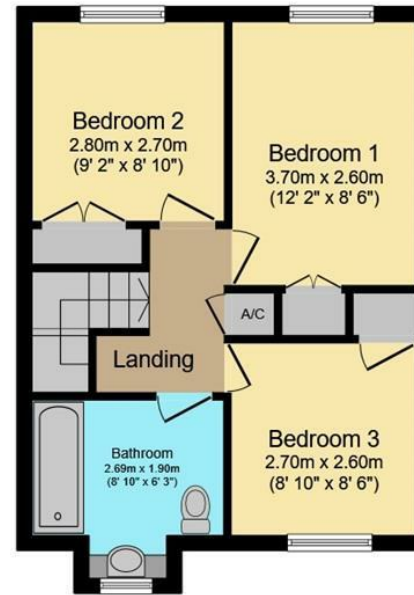


16 The Green, Moreton-in-Marsh



Ground Floor

Floor area 46.9 m² (505 sq.ft.)



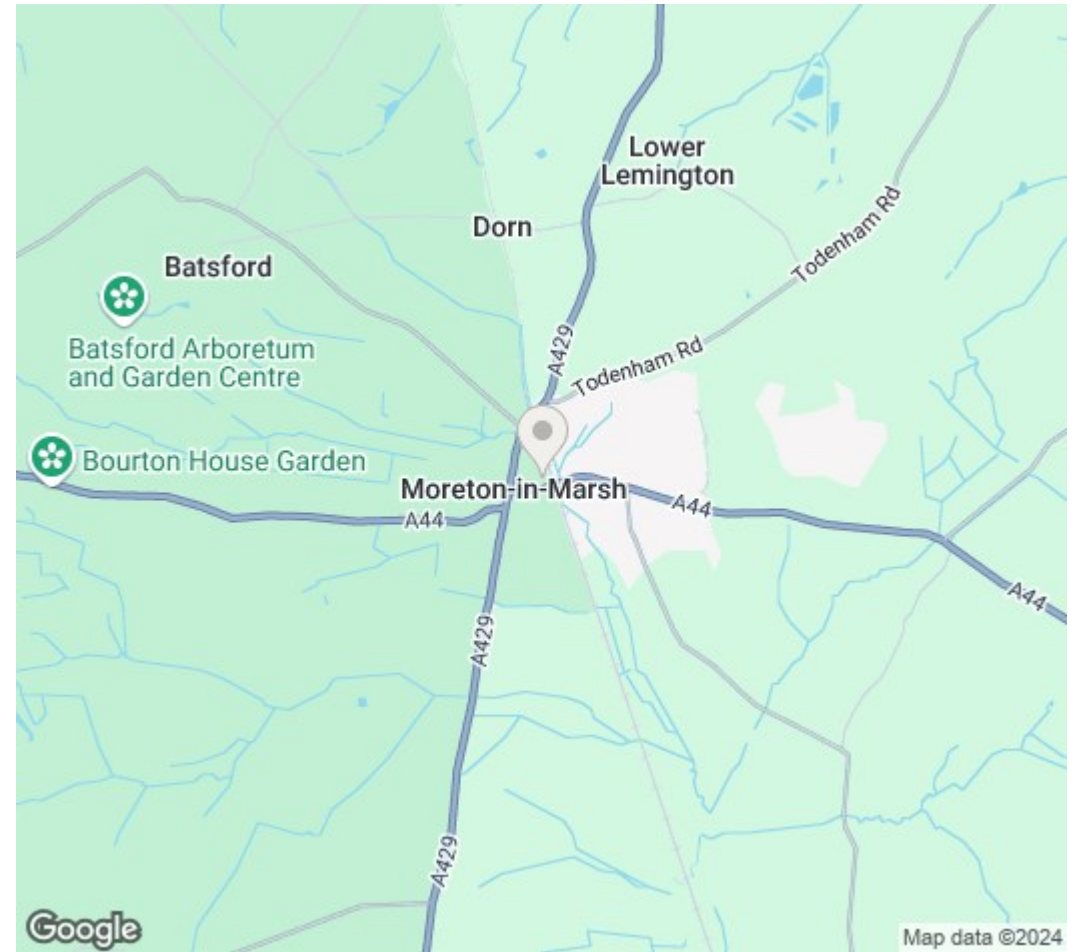
First Floor

Floor area 39.5 m² (426 sq.ft.)

TOTAL: 86.4 m² (930 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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