

Peter Clarke

Peter Clarke
FOR SALE
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16 The Green Station Road, Moreton-in-Marsh, GL56 0JZ

- Motivated Seller
- Walking distance to the High Street
- Three double bedrooms
- Living room
- Kitchen
- Family bathroom
- Double glazing throughout
- Integral garage and driveway parking
- Enclosed rear garden
- Close to the railway station



Offers In The Region Of
£310,000

A three bedroom home ideally situated in Moreton in Marsh. This property has the benefit of being tucked away from passing traffic but local enough to the station and walking distance to the High Street. Accommodation consists of the living room, kitchen and integral garage on the ground floor with three bedrooms and a spacious family bathroom on the first floor. There is 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 the living room and kitchen and the integral garage. The hallway also has the added benefit of under stairs storage which then leads to the first floor. The kitchen has a range of wall and base units, a Worcester Bosch condensing boiler and plenty of space for all white goods. The living room, being at the rear of the property has a delightful bay window and a door to the garden therefore offering an outlook to the garden. With this room being across the back of the whole property it offers the space for a living / dining area if required. On the first floor there are three double bedrooms with fitted cupboards and wardrobes and a spacious 3 piece family bathroom, with shower over the bath and a range of fitted units. 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.

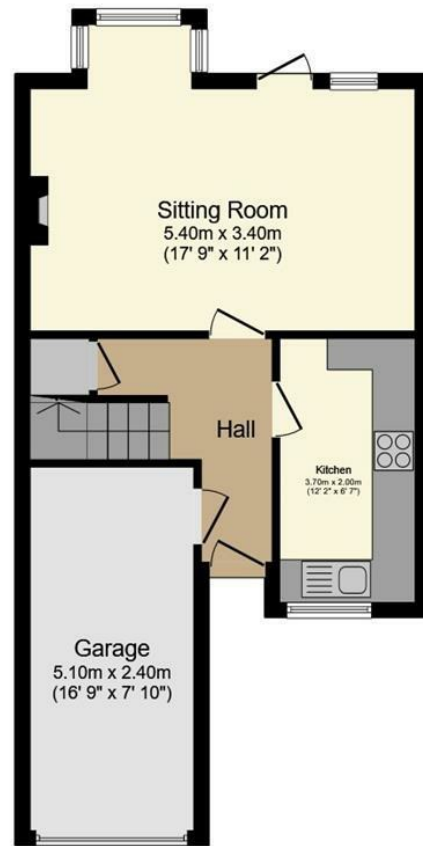
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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

VIEWING: By Prior Appointment with the selling agent.

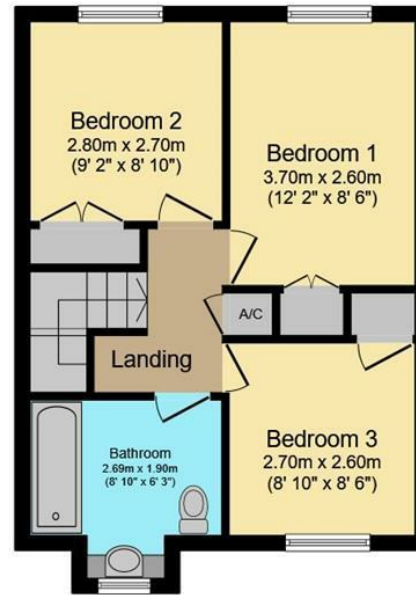


16 The Green, Station Roa, Moreton-in-Marsh



Ground Floor

Floor area 46.9 sq.m. (505 sq.ft.)



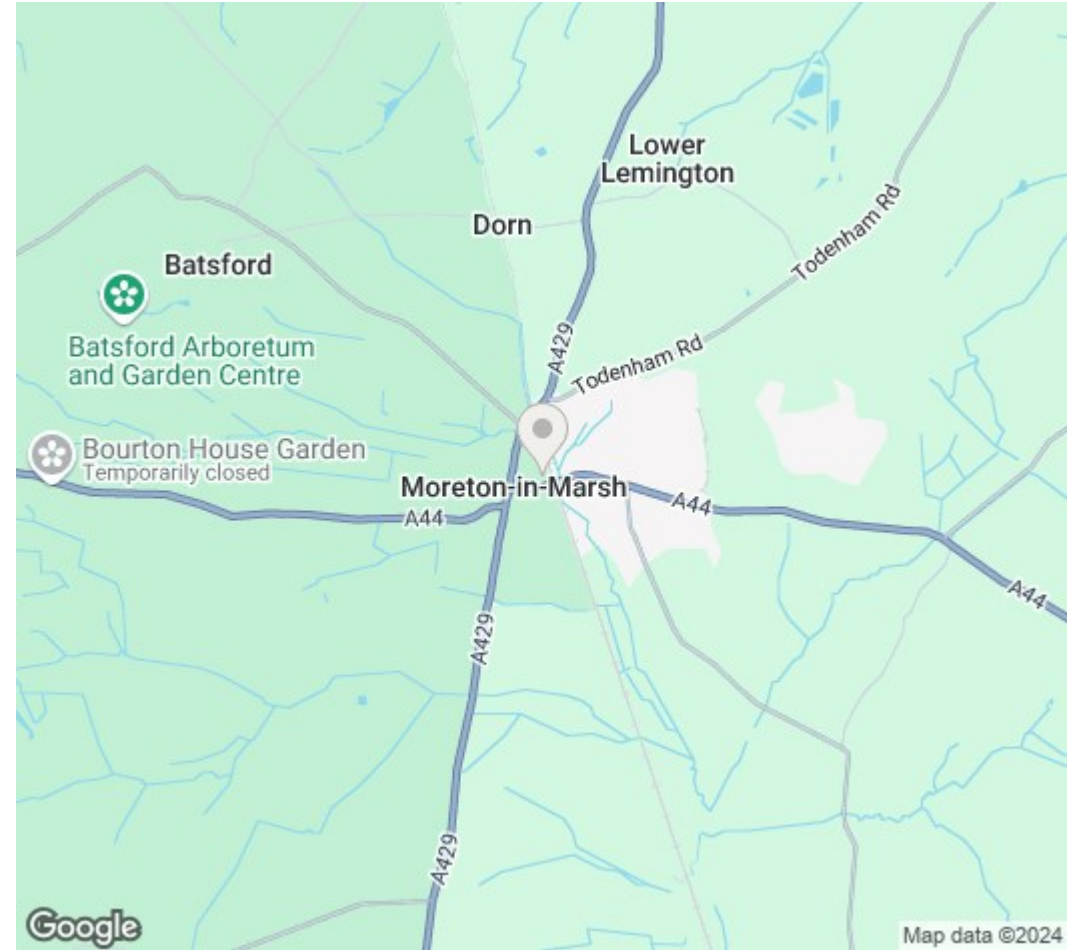
First Floor

Floor area 39.5 sq.m. (426 sq.ft.)

TOTAL: 86.4 sq.m. (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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