



St. Georges Close, Moreton-In-Marsh, GL56 0LX

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A beautifully presented three bedroom house tucked away in a small cul de sac yet within a few minutes walk of the towns amenities, local primary school and main line railway to Oxford/London.

On the ground floor there is an entrance hall with a storage cupboard also housing the boiler, a study/office space which is ideal for those working from home and a WC. A well-proportioned living room opens to the kitchen/dining room via a wide archway. There is access from the living room and dining area to the rear conservatory overlooking the garden.

Stairs rise from the dining area to the first floor where there is a main double bedroom with fitted wardrobes, a second double bedroom, a single bedroom and a bathroom with both a corner bath and shower.

Outside to the rear, the garden is enclosed on all sides, has 2 decked areas at each end and the rest is laid to lawn. There is a side access gate and several useful outdoor electrical points.

There is ample communal parking to the front of the property.

The property benefits from gas central heating and double glazing throughout.





Key Features

- CUL DE SAC LOCATION
- WALKING DISTANCE OF HIGH STREET & LOCAL PRIMARY SCHOOL
- WALKING DISTANCE OF MAINLINE RAILWAY TO OXFORD/LONDON
- KITCHEN/DINING ROOM
- OFFICE / STUDY
- CONSERVATORY OVERLOOKING GARDEN
- THREE BEDROOMS
- MAIN BATHROOM WITH BATH & SHOWER
- REAR GARDEN WITH LAWN & DECKED AREAS
- DOWNSTAIRS WC

**Offers In Excess Of
£325,000**

Moreton-In-Marsh

Moreton-in-Marsh is a north Cotswold market town offering a wide range of amenities including a hospital, hotels, leisure centre, library, post office, primary school, pubs, sports facilities, and many shops. The town also is host to one of the largest street markets in the Cotswolds which runs every Tuesday. There is also a main line railway station providing a direct line between Worcester and London Paddington.

Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Cotswold District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band C.

EPC Rating: D

Agents Note

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



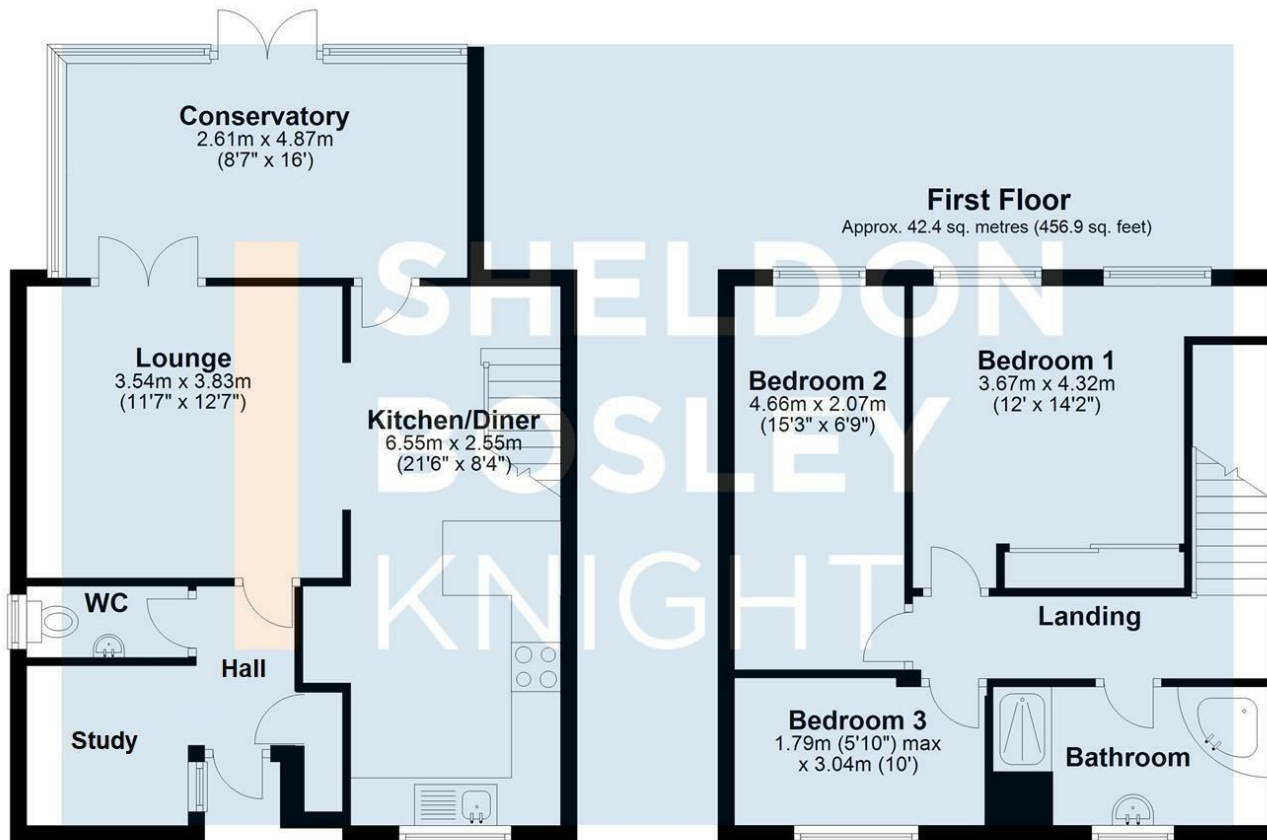




Floorplan

Ground Floor

Approx. 54.2 sq. metres (583.5 sq. feet)



Total area: approx. 96.7 sq. metres (1040.4 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.

Plan produced using PlanUp.



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Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.