



University Farm, Moreton-In-Marsh
Gloucestershire



Located in a sought-after location, this three-bedroom mid-terraced home offers a spacious layout with duck pond views and mature manicured communal areas for over 55s only.

Upon entering the property you are greeted by a spacious hallway that allows access to the living room featuring abundant natural light and views over the duck pond and mature trees from the bay window. Flowing through to the dining room with direct access to the garden room. The modern fitted kitchen has integrated white goods and garden views. A downstairs WC with utility space adds convenience to the main ground floor living area.

Upstairs, on the first floor the property boasts two double bedrooms, one bedroom featuring an en-suite shower room with the remaining bedroom having access to a family bathroom, both equipped with walk-in showers. The top floor offers large bedroom space with toilet and hand washing facility.

Conveniently located within walking distance to local amenities and Moreton High Street, residents can easily access a variety of shops, restaurants, and services.

EPC Rating: D

Council Tax Band: F

Tenure: Leasehold

What3Words: ants.forgotten.moment

Agent note : The current owner pays £1543 per quarter for general maintenance, swimming pool, pendant alarm, site manager, gardener.

Years remaining on Lease is 958 years.

All interested parties are advised to seek their own confirmation through legal channels.





Main House Approx. Gross Internal Area:- 155.09 sq.m. 1669 sq.ft.
 Garage Approx. Gross Area:- 17.13 sq.m. 184 sq.ft.
 Total Approx. Gross Area:- 172.22 sq.m. 1854 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height
www.dmlphotography.co.uk