



University Farm, Moreton-In-Marsh



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

Upon entering the property you are greeted by the hallway that allows access to the spacious living room to the right, which then flows through to the dining room via double doors and continues into the garden room, which provides access to the pat area in the rear communal garden. Continuing through to the left from the dining room, there is the kitchen, which benefits from 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 with built in wardrobes and one bedroom featuring an en-suite shower room, with the remaining bedroom having access to the main bathroom. The top floor offers a large bedroom space with toilet and hand washing facility, this is accessed off the hallway.

The property also includes a garage, with allocated parking for one car. For those seeking leisure and wellness amenities, there is an exclusive indoor swimming pool which is heated all year round, surrounded by manicured communal areas.

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

EPC: D

Council Tax Band: F

Tenure: Leasehold

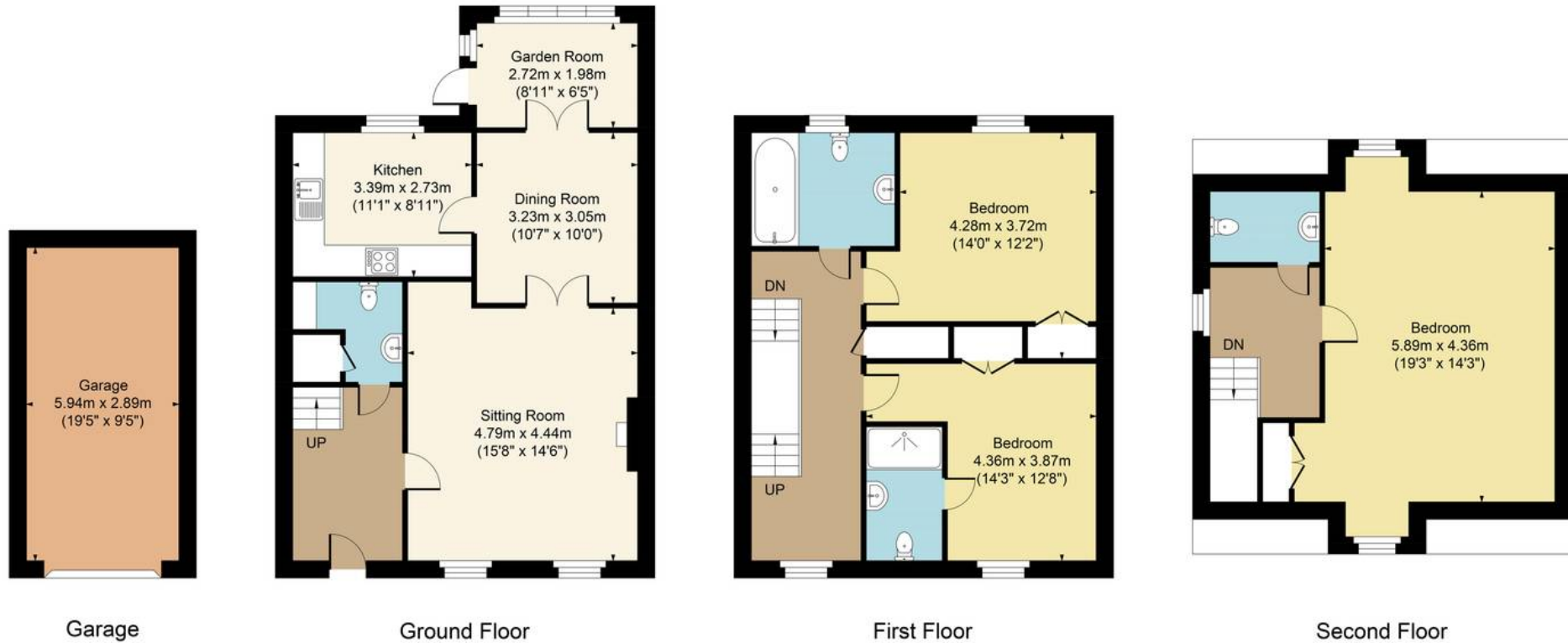
Years Remaining: 958

What3Words: [///intestine.geek.tolerable](https://www.what3words.com/intestine.geek.tolerable)





Main House Approx. Gross Internal Area:- 152.66 sq.m. 1643 sq.ft.
 Garage Approx. Gross Area:- 17.17 sq.m. 185 sq.ft.
 Total Approx. Gross Area:- 169.83 sq.m. 1828 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