



HOLMANS
ESTATE AGENTS

4 St. Davids Court, St. Georges Close, Moreton-in-Marsh, Gloucestershire, GL56 0LZ

Guide Price £239,950, Freehold

Property Description

Positioned in a small residential cul-de-sac in the centre of Moreton in Marsh and offering excellent accommodation for young couples and professionals, this mid terrace, two storey, two bedroom town house benefits from off road parking for one vehicle.

The property also benefits from gas fired central heating from a combination boiler, upvc double glazed windows and doors and a rear courtyard garden accessed via a conservatory porch.

St David's Court is centrally located, positioned just off the old town, close to St David's Church and St David's primary school. The property is positioned only a few minutes walk from Moreton High Street which offers a wide variety of shops, tearooms, hostelrys, restaurants, two doctors surgeries, local hospital, several supermarkets and the all important railway station with links to Oxford and London Paddington.

Accommodation Comprises

Living Room

(12' 06" x 12' 06") or (3.81m x 3.81m)

Easy staircase rising to first floor. Antique Edwardian style ornamental fireplace with electric fire. TV aerial point. Six power points. Two single radiators.

Kitchen Area

(12' 06" x 9' 0") or (3.81m x 2.74m)

Fitted to three sides with five medium oak fronted base cupboards and six matching wall mounted cupboards. Stainless steel sink unit with single drainer. Laminate work surfaces with tiled surround. Wall mounted cupboard housing Baxi combination

boiler for instantaneous hot water and gas fired central heating. Space and plumbing for automatic washer. Space for cooker, fridge and freezer. Door leading on to rear conservatory porch.

Rear Conservatory Porch

(10' 6" x 4' 11") or (3.20m x 1.50m)

Upvc double glazed with door on to rear garden. Two power power points.

First Floor Landing Area

Built in airing cupboard with shelving and single radiator. Access to loft space.

Front Bedroom 1

(11' 09" x 9' 02") or (3.58m x 2.79m)

Single radiator. Built in single wardrobe. Two power points.

Rear Bedroom 2

(9' 11" x 5' 11") or (3.02m x 1.80m)

Single radiator. Two power points. Attractive outlook towards the church.

Bathroom

Three piece suite with low flush wc, pedestal wash hand basin and handled panelled bath with tiled surround. Wall mounted mirrored vanity cupboard. Single radiator. Wall mounted towel rail.

Outside

Rear Garden

(20' 4" x 12' 10") or (6.20m x 3.90m)

Mainly laid to paving stones and surrounded by shrubbery borders.

Parking Area

To the right of the property at the end of the terrace there is a parking area and the space allocated for

this property is on the right hand furthest from the road.

N.B

Should an investment purchaser be interested in this property the potential monthly rental would be around£895.00.



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Ground Floor
32.6 sq m / 351 sq ft

First Floor
25.5 sq m / 274 sq ft

Approximate Gross Internal Area = 58.1 sq m / 625 sq ft
Outside Cupboard = 0.9 sq m / 10 sq ft
Total = 59.0 sq m / 635 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID998324)

Directions

From our Moreton in Marsh office, turn left out of the office and continue across both mini roundabouts, after which take the next turning on the left past the Manor House Hotel and into Old Town. Continue straight on at the crossroads adjacent to the church and take the next left into St Davids Court. This property is the second property on the left hand side and parking is in the courtyard on the far right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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