



**HOLMANS**  
ESTATE AGENTS

74 Fosseway Avenue, Moreton-in-Marsh, Gloucestershire, GL56 0EA

Guide Price £325,000, Freehold

### Property Description

Positioned mid-way along this crescent style cul-de-sac to the South of Moreton in Marsh and offering excellent potential for a young family to develop a home to their own requirements. This two-storey semi-detached, three bedroom house has been owned by the same family for over fifty years and is well worthy of internal inspection.

One of the most attractive features of the property is however the southerly facing enclosed rear garden, incorporating a wealth of mature trees and screened with a high hedgerow. Other important features of the property include a smart fitted kitchen with a range of integrated appliances, a conservatory to the rear, gas fired central heating, UPVC double glazing and a block paved driveway with off street parking for several vehicles in addition to property having its own garage.

Located on a level position less than half a mile from the town centre of this popular north Cotswold market town where there are a wide range of shops, supermarkets, cafes, bars, community hospital, two doctors' surgeries and the all important railway station with direct links to Oxford and London Paddington. The town has it's own primary school and is in the catchments of both Chipping Campden and North Cotswold secondary schools.

Towards the end of Fosseway Avenue there are some allotments to the side of which there is a foot path leading to the old town in Moreton in Marsh which in turn leads to the High Street and is the shortest pedestrian access to the town.

### Accommodation comprises:

#### Entrance Porch

UPVC double glazed front door and frosted side panel.

#### Entrance Hall

(9' 3" x 5' 11") or (2.82m x 1.81m)  
With single radiator, easy staircase rising to first floor, cloaks area and telephone point.

#### Ground Floor Wet Room

(6' 8" x 5' 7") or (2.02m x 1.69m)  
With two piece suite in white, low flush w.c., wall-mounted wash hand basin and shower area with Mira advance wall-mounted electric shower and tiled surround. Frosted rear window, built-in wall-mounted convector heater, single radiator, mirrored vanity cupboard and shaving mirror.

#### Front Living Room

(14' 8" x 13' 9") or (4.48m x 4.19m)  
With double radiator, gas fire set into tiled surround, central heating thermostat.

#### Kitchen

(14' 6" x 9' 9") or (4.41m x 2.96m)  
With granite-style laminate worktops fitted to three sides, inset one and a half stainless steel sink unit with single drainer and mixer tap, integrated Neff washer drier, integrated Bosch dishwasher, three tier pan drawer and five separate base units. Two-tier larder cupboard, four matching wall-mounted cupboards and pull-out cooker head over split-level Neff gas hob with built-in electric circatherm oven below. Double doors opening onto boiler cupboard with lagged cylinder and immersion heater and pressure vessel. Ceramic tiled floor, double radiator and built-in understairs storage cupboard.

#### Rear conservatory

(13' 6" x 5' 8") or (4.12m x 1.73m)  
With ceramic tiled floor, UPVC double glazed on three sides with central and side doors opening directly on to rear garden.

#### 1st Floor Landing area

With access to loft space.

#### Rear Bedroom 1

(10' 0" x 14' 7") or (3.04m x 4.44m)  
Single radiator, two windows looking out to rear garden.

#### Central bedroom 3

(10' 10" x 8' 6") or (3.31m x 2.59m)  
Worcester wall mounted central heating boiler and single radiator.

#### Front Bedroom 2

(14' 6" x 8' 6") or (4.43m x 2.59m)  
Single radiator.

#### Front Garden Area

(40' 0" Max x 0' 0") or (12.19m Max x 0.00m)  
Graveled area with block paved driveway to the side with off road parking for two/three vehicles.

#### Garage

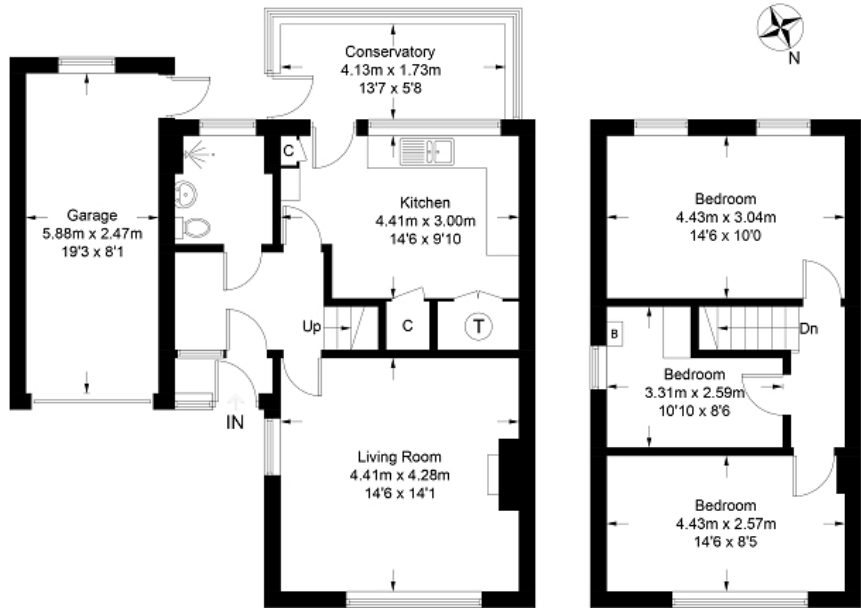
(19' 5" x 8' 2") or (5.91m x 2.48m)  
With metal up-and-over door, power and light installed and rear courtesy door.

#### Rear Garden

(80' 0" x 40' 0") or (24.38m x 12.19m)  
Open porch area with remote light and water tap. With central concreted pathway, conifer hedgerow to each side and country hedgerows to the rear. Aluminium framed greenhouse, partially lawned area, particularly well screened.



**74 Fosseway Avenue, Moreton in Marsh, GL56 0EA**



**Ground Floor (Excluding Garage)**  
55.0 sq m / 592 sq ft


**First Floor**  
37.0 sq m / 398 sq ft

Approximate Gross Internal Area = 92.0 sq m / 990 sq ft  
Garage = 14.6 sq m / 157 sq ft  
Total = 106.6 sq m / 1147 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1078694)

**Directions**

From our Moreton in Marsh office turn left continuing south along the High Street turning left at the Esso garage into Fosseway Avenue. This property is then around 400 yards along on the right hand side.

| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (92+) <b>A</b>                              |         |   |
| (81-91) <b>B</b>                            |         | 82  |
| (69-80) <b>C</b>                            |         |   |
| (55-68) <b>D</b>                            | 67      |   |
| (39-54) <b>E</b>                            |         |   |
| (21-38) <b>F</b>                            |         |   |
| (1-20) <b>G</b>                             |         |   |
| Not energy efficient - higher running costs |         |   |
| <b>England, Scotland &amp; Wales</b>        |         | 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.



**MISDESCRIPTIONS CLAUSE** We would like to inform prospective purchasers that Holmans Estate Agents have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Holmans Estate Agents or the vendors or lessors. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give, and neither Holmans Estate Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

