



**HOLMANS**  
— ESTATE AGENTS —

# 7 The Bungalows, Dulverton Place, Moreton-in-Marsh, Gloucestershire, GL56 0HG

Guide Price £325,000, Freehold

## Property Description

Positioned at the end of a small residential cul-de-sac away from mainstream traffic and offering deceptively spacious accommodation, this end of terraced single storey two bedroom true bungalow residence offers excellent accommodation for those looking for a retirement property on one level.

Extended to the rear to create a larger master bedroom and a utility room in the mid 1990's and having undergone a programme of modernisation at the same time including Upvc double glazed windows and doors, oil fired central heating from a recently renewed combination boiler, a fully tiled shower room/w.c. and the accommodation has been highlighted with stained timber skirtings, architraves and internal doors.

There is a spacious 24 foot through lounge and dining room with double French doors leading on to the enclosed westerly facing rear garden taking full advantage of the afternoon sun and being a totally enclosed area safe for pets and children. The open-plan garden to the front has off-street parking for two vehicles.

Dulverton Place is located to the east of Moreton-in-Marsh, around quarter of a mile from the town centre, where there is a range of supermarkets; Co-Op, Aldi and Tesco, a wide range of restaurants and hostelrys, two doctors surgeries, a community hospital and the all important railway station with links to Oxford and London Paddington. The town is midway between the other famous market towns in the area of Stow-on-the-Wold, Broadway, Shipston-on-Stour and Chipping Norton.

## Accommodation comprises:

### Entrance Hall

(14' 1" x 3' 7") or (4.30m x 1.08m)

With beech-style vinyl flooring, single radiator.

### Through Living Room

(24' 7" x 15' 0" Max) or (7.49m x 4.56m Max)

Room with stained skirtings and architraves, panelled glazed bevelled door, two single radiators. Upvc double glazed doors opening on to westerly-facing garden with ramp.

## Kitchen

(9' 6" x 12' 4") or (2.89m x 3.76m)

Fitted on all sides with granite-style laminate work tops with inset 1 1/2 stainless sink unit with single drainer and mixer tap. Ceramic tiled floor. Space and plumbing for dishwasher. All rosewood-style fronted units incorporating twelve base cupboards and eleven matching wall-mounted cupboards. Split-level electric double oven, tiled surround to work surfaces, ceramic hob with ducted cooker hood above. Inset spotlights to the ceiling. Access to loft space, single radiator.

## Rear Utility Room

(9' 0" x 8' 2") or (2.75m x 2.49m)

Ceramic tiled floor. Bench fitted to one side with laminate work top, space below for freezer, plumbing for washing machine. Grant oil fired combination boiler with instantaneous hot water and oil fired central heating. Single radiator, further access to loft space.

## Separate WC

With low flush suite in white, built-in extractor and single radiator.

## Bathroom/W.C.

With three piece suite in white, low flush w.c., wash hand basin set on to double cabinet and 1.67 metre wide shower cubicle with sliding doors and fully tiled interior. Chrome ladder-style heated towel and radiator, Ceramic tiled floors and walls. Built-in extractor.

## Rear Bedroom 1

(16' 1" x 9' 0") or (4.90m x 2.75m)

Single radiator, well-screened outlook rear garden.

## Front Bedroom 2

(9' 3" x 9' 4") or (2.81m x 2.84m)

Single radiator. Easterly aspect taking in the morning sun.

## Outside

### Rear Garden

(60' 0" x 50' 0") or (18.29m x 15.24m)

With block paved pathway immediately adjacent to the property. The garden is mainly laid to lawn with a pathway to one side with gated access leading to front garden. Westerly aspect taking full advantage of the afternoon and evening sun, elevated flower beds, ramp leading to living room. Timber framed greenhouse, pergola, separate timber cabin (2.36m x 3.62m) with power and light installed. To the side of the shed and in the corner of the garden, there is a pvc oil tank.

## Front Garden

(25' 00" x 25' 00" ) or (7.62m x 7.62m)

With open-plan lawned area, off-street parking for two vehicles.

## N.B

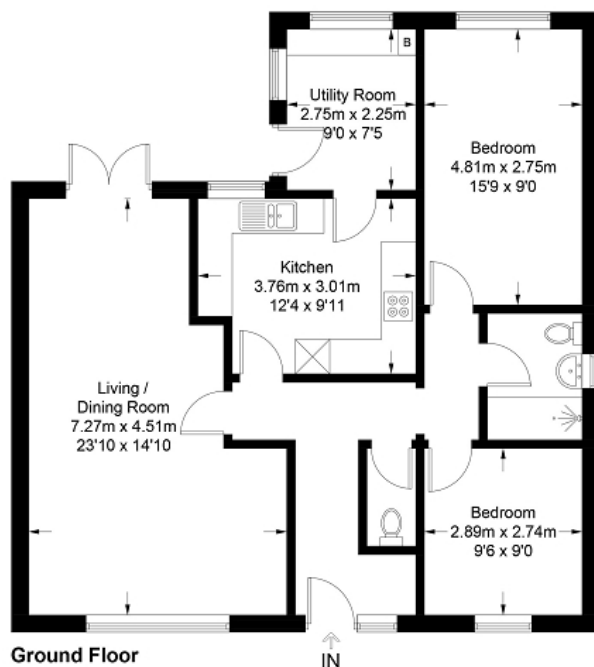
The road immediately in front of Numbers 7 and 8 The Bungalows are jointly owned and maintained by these properties.







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Approximate Gross Internal Area = 85.6 sq m / 921 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1191568)

## Directions

From our Moreton-in-Marsh office, turn left and at the first mini-roundabout turn left on the A44 towards Chipping Norton, continuing over the railway bridge and after around 500 yards, turn left in to Dulverton Place. At the following crossroads carry straight on in to a cul-de-sac of bungalows, this is then the last property on the left-hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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**HOLMANS**  
ESTATE AGENTS

Barklays House, High Street, Moreton in Marsh, GL56 0AX  
Tel: 01608 652345

Email: [sales@holmansestateagents.co.uk](mailto:sales@holmansestateagents.co.uk)  
[www.holmansestateagents.co.uk](http://www.holmansestateagents.co.uk)

121 Park Lane, Mayfair, London W1K 7AG  
Tel: 02074 098391