



**HOLMANS**  
ESTATE AGENTS



7 Wheat Close, Broadwell, Moreton-in-Marsh, Gloucestershire, GL56 0TH

Guide Price £355,000, Freehold

### Property Description

Positioned in a quiet cul-de-sac on the fringe of the picturesque village of Broadwell with one of the most attractive village greens in the North Cotswolds and its popular Fox Public House. This end-terraced, two storey, three-bedroom family home offers excellent accommodation appealing to young and elderly alike, viewing is highly recommended.

The property has oil fired central heating, UPVC double glazing, the ground floor offers an open-plan kitchen dining room which has recently been refitted, separate walk-in pantry with storage units, a separate utility room and w.c, the living room has dual aspect windows and a cosy wood burning stove.

At the first floor level there is a spacious landing area, two double bedrooms each with storage cupboards and a generous size single bedroom. The shower room offers a double walk-in shower with a rain-style thermostatic shower and hand held shower spray, there is a compact slimline sink with mixer taps set in a vanity unit and a separate w.c.

Externally, to the front of the property there is a concrete driveway with off-street parking for two vehicles and a lawned area. The rear garden is accessed through a side gate, leading to a patio area giving access to the rear side door. The garden is predominantly laid to lawn with concrete pathways and timber constructed cabins.

Broadwell is located between the famous market towns of Stow-on-the-Wold and Moreton-in-Marsh with the latter having direct rail links to Oxford and London Paddington.

### Accommodation comprises:

#### Entrance Hall

The property is accessed by the side entrance, UPVC back door, LVT flooring throughout.

#### Utility Room/W.C.

(6' 5" x 4' 0") or (1.95m x 1.22m)

With single unit and space for washing machine, two storage cupboards. Double glazed window with privacy glass. Cupboard with storage space and shelving space above housing oil central heating boiler.

#### Kitchen / Dining room

(17' 2" x 9' 11") or (5.22m x 3.03m)

Open-plan. UPVC window, double radiator. Door leading off to pantry with six base units and counter top over, with shelves above.

LVT tiled effect flooring. Kitchen fitted on one side with three and half base units, butlers sink with mixer taps and cupboard below, oak wooden counter tops. Single Zanussi oven with Zanussi ceramic electric hob. Island with three drawers and oak fitted work surface. Integrated slimline dishwasher, space for fridge freezer. Understairs storage cupboard.

#### Living Room

(17' 3" x 10' 11") or (5.25m x 3.33m)

Wood burning stove set in a marble-style surround with marble-style tiles and hearth. With wall mounted light points.

#### Lobby

Front door, easy staircase rising to first floor with chrome handrail.

#### Bedroom 1

(11' 1" x 13' 7") or (3.38m x 4.13m)

With single radiator and storage cupboard.

#### Front Bedroom 2

(11' 2" x 0' 0") or (3.40m x 0.0m)

With single radiator and storage cupboard. Second storage cupboard housing water tank cylinder.

#### Shower Room

(5' 5" x 4' 10") or (1.65m x 1.48m)

Double shower with thermostatic rain-style shower with separate hand-held shower spray. Tiled on four walls, slimline sink with chrome mixer tap over set in vanity unit, tiled flooring. Double glazed window with privacy glass.

#### W.C.

W.c, single radiator, UPVC window with privacy glass. Part-tiled to three walls with linoleum flooring.

#### Rear Bedroom 3

(9' 11" x 7' 9") or (3.03m x 2.35m)

With UPVC window overlooking garden, single radiator.

#### Landing Area

(12' 11" x 6' 0") or (3.93m x 1.83m)

Spacious landing area with window overlooking garden. Double radiator. Access to loft space.

#### Outside

### Rear Garden

Predominantly laid to grass, hard-standing patio area. Concrete pathway leading to multiple sheds and storage bunkers. Oil tank, outside water tap. 5 foot panel fencing with solar lighting. Side gate providing access to front garden.

### Front Garden

Hardstanding area. Driveway providing off-street parking for two vehicles. Lawned area with decorative borders.



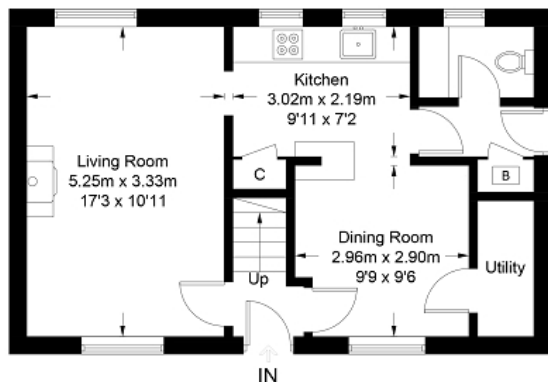


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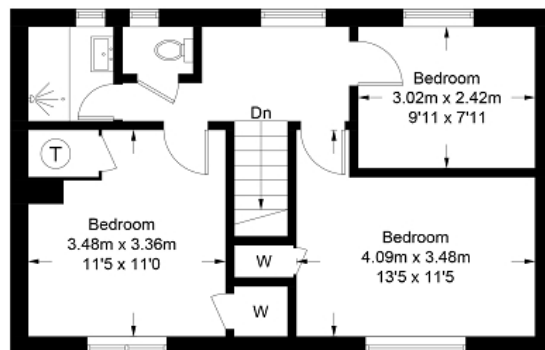


## Directions

From our Moreton in Marsh office, turn left continuing south on Fossway for approximately 3 miles turning left at the first sign for Broadwell continue into the village turn left on to Kennell Lane, continue straight taking the last turning on your right hand side. Follow the road round, the property can be located on the right hand side.



**Ground Floor**  
45.4 sq m / 489 sq ft



**First Floor**  
45.1 sq m / 485 sq ft

Approximate Gross Internal Area = 90.5 sq m / 974 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1198786)

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		
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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