



**HOLMANS**  
— ESTATE AGENTS —

52 Cotsmore Close, Moreton-in-Marsh, Gloucestershire, GL56 0JE

Guide Price £425,000, Freehold

### Property Description

Positioned in a quiet cul-de-sac location approximately half a mile from the High Street in Moreton-in-Marsh, this modern semi-detached, three bedroomed family residence is ideal for those who seek a convenient yet quiet location with generously sized accommodation.

The property benefits from a large double aspect through living dining room, having French doors out to a spacious porcelain flagstone patio area ideal for alfresco dining. There is a cosy snug or office, perfect for home working, three double bedrooms to the first floor and a large family bathroom with corner shower. The property is centrally heated and double glazed throughout.

Located to the east of Moreton-in-Marsh where there are all the conveniences of market town living including two supermarkets, coffee shops, tea rooms and hosteleries, primary school, two doctors surgeries and community hospital and the all important railway station with links to Oxford and London Paddington.

### Accommodation comprises:

#### Inner Lobby

Half-glazed Upvc door with tiled floor, coat hooks. Two windows either side. Full glazed Upvc door into hallway.

#### Hallway

With easy staircase rising to first floor, single radiator.

#### Snug

With laminated wood effect flooring, single radiator, t.v. point, window to front.

#### Living/Dining Room

Double aspect, window to front with full width patio doors to the rear overlooking the garden. T.v. point, telephone point, chimney breast with space for inset fireplace. Nest wall-mounted central heating control, double radiator.

### Kitchen

Fitted to three sides with solid oak worksurfaces, tiled splashbacks to three sides. Five and a half wall-mounted cupboards, Belfast sink with chrome mixer tap, three base pan drawer. Integrated Hotpoint washing machine, space and plumbing for dishwasher. Rangemaster double oven with 5 gas burner hob. Large canopied cooker hood above. Tiled flooring. Half-glazed panel door leading to utility.

### Utility

Tiled flooring, large storage cupboard, power points and consumer unit, outside door leading to wooden lean-to.

### Lean To

Wooden construction with tiled flooring. Upvc front door and Upvc back door, light and power.

### First Floor Landing

With smoke alarm, access to loft. Cupboard housing Worcester Bosch boiler for gas fired central heating and instantaneous hot water.

### Front Bedroom 1

Window to front, built-in wardrobes, radiator. Two corner shelves.

### Front Bedroom 2

Window to front, radiator, walk-in wardrobe with hanging rail and shelf above.

### Rear Bedroom 3

Window overlooking rear garden, radiator, walk-in wardrobe with hanging rail and shelf above.

### Bathroom

Tiled to two walls, with corner Triton electric shower, white panelled bath with mixer taps and hand-held shower spray. Sink set on to vanity unit with mixer tap, extractor fan, chrome wall-mounted heated towel rail, single radiator. Double glazed window to rear, tiled floor.

### Separate WC

White low level two piece w.c. and sink with chrome mixer tap.

### Outside

#### Rear Garden

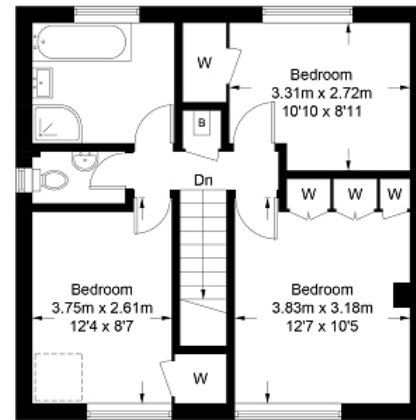
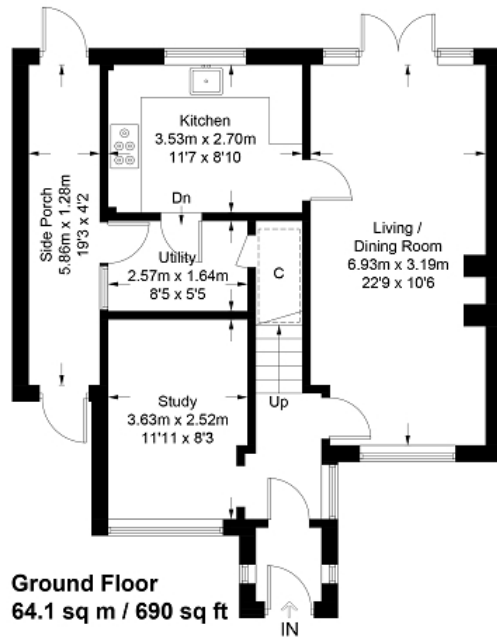
Westerly-facing with large porcelain patio area, artificial grass with decorative wood chip area, steel cabin with hedge boundary.

#### Front Garden

With tarmaced driveway offering parking for several vehicles, area laid to lawn, porcelain tiled pathway leading to side lean-to, outside light.



## 52 Cotsmore Close, Moreton In Marsh, GL56 0JE



Approximate Gross Internal Area = 112.0 sq m / 1205 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1207517)

## Directions

From our Moreton-in-Marsh office turn left and at the first mini roundabout turn left along the London Road toward Chipping Norton, continue over the railway bridge for approximately 400 yards and taking the third turning on the right into Evenlode Road. Take the first turning on the right for Cotsmore Close, continue for approximately 400 yards and this property is located 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>		87
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(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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