



HOLMANS
— ESTATE AGENTS —

Little Cottage, East Street, Moreton-in-Marsh, Gloucestershire, GL56 0LQ

Guide Price £245,000, Freehold

Property Description

Positioned in the centre of this traditional North Cotswold market town only a few yards from one of the most attractive tree-lined High Streets in the area, this bijou two-storey, one bedroom cosy character cottage is perfect for those looking for a bolt hole in the Cotswolds or the property is ideal for letting as a holiday cottage. The property has a distinctive front porch opening in to an open-plan living room and kitchen with a built-in window seat and modern understairs kitchen units.

At first floor level the staircase ascends to a good sized double with a built-in wardrobe, corner shower cubicle and an ensuite wash room.

The property could not be more centrally located in this popular market town on a level position and only a few strides from all of the towns tea rooms, public houses, restaurants, supermarkets and good quality shops. Larger supermarkets are available each end of the High Street and the towns railway station has links to Oxford and London Paddington, is approximately five minutes walk.

Accommodation comprises:

Open Entrance Hall

Living Room Kitchen

(13' 02" x 12' 01") or (4.01m x 3.68m)

Stairs rising to first floor with batoned balustrade. Electric panel radiator. Built-in shelved pantry cupboard and kitchen area with parquet-style laminate work tops. Space for fridge. Space and plumbing for automatic washer. Ceramic hob with built-in electric circatherm oven below and cooker hood above. Tiled splashback and tiled surround to work surfaces. Built-in full-height storage cupboard. Inset circular stainless steel sink unit with mixer tap. Understairs storage cupboard. Built-in window seat.

First Floor

Open-plan Bedroom

(13' 04" x 12' 08") or (4.06m x 3.86m)

Built-in single wardrobe, northerly outlook along East Street. Corner sited fully-tiled shower cubicle with thermostatic shower. Access to loft space with aluminium ladder. Wall-mounted electric panel radiator. Second built-in wardrobe to side of staircase.

Ensuite Washroom

With two piece suite in white, low flush w.c., wash hand basin set on to double cabinet. Linoleum flooring.

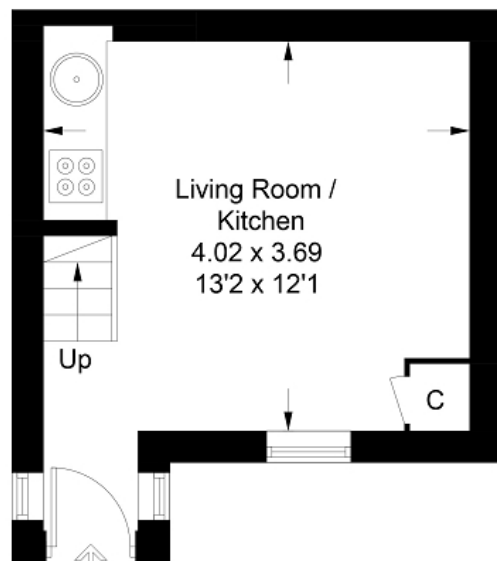
Outside

Small garden plot to either side of the porch.

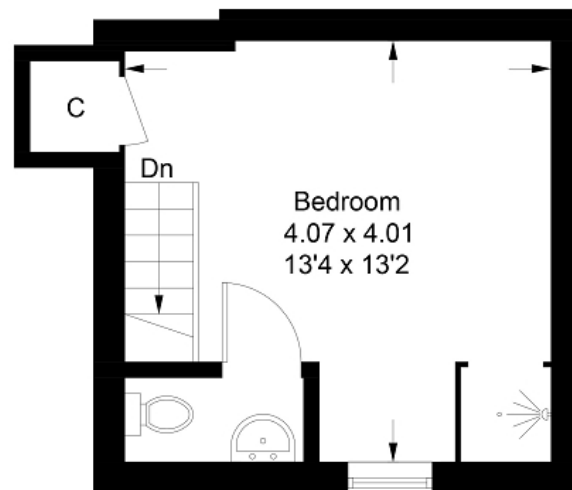


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Approximate Gross Internal Area = 32.9 sq m / 354 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1231860)

Directions

From our Moreton-in-Marsh office, proceeding on foot, turn left and at the second mini-roundabout turn left in to East Street. This property is then a few yards along on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(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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