

established 200 years

Taylor & Fletcher



1 Warneford Place, Moreton-in-Marsh GL56 0LR

Guide Price £310,000

A 3 bedroom semi-detached house in need of modernisation with garden garage and parking, set on the outskirts of the town.

taylorandfletcher.co.uk

Directions

From Stow-on-the-Wold head north on the A429. Continue to the centre of Moreton-in-Marsh taking the right turn signed Church Street (immediately before The Manor House Hotel) this is a no through road. Continue past the church to Grays Lane leading to Warneford Place and number 1 will be seen on the left hand side just after the turning to St George's Close.

What3words

what3words///priced.endings.innovate

Location

1 Warneford Place is situated in Moreton-in-Marsh, a thriving Cotswold market town situated at the junction of the Fosseway (A429) and the Oxford-Worcester trunk road (A44). Moreton-in-Marsh has a good range of facilities including the Co-op supermarket which has a Post Office, the Aldi supermarket and Tesco convenience store together with a useful range of other shops and facilities suitable for everyday needs. The town also holds a large market every Tuesday. St David's Primary school is situated in the town with secondary schools available in Chipping Campden and Bourton-on-the-Water.

In addition Moreton-in-Marsh has a main line train station with a service to London Paddington via Oxford. It also benefits from a hospital and medical centre, garden centre and petrol filling station. There are sporting facilities available at the nearby Fire College.

Other nearby towns include Stow-on-the-Wold 4 miles, Stratford-upon-Avon 17 miles and Cheltenham 23 miles.

Cheltenham, is the principal commercial and cultural centre in the area and has excellent shopping facilities with most of the nationally known High Street retailers represented. It also has a wide number of hostelrys, a multiplex cinema, together with the Everyman Theatre as well as a number of annual festivals including the National Hunt and Literature, Music and Cricket festivals.

Description

1 Warneford Place is a semi-detached house believed to have been built in the 1930's as part of the former local authority housing stock. It is constructed of brick elevations under a pitched tiled roof. There is a single storey extension constructed of brick elevations under a flat roof together with a more recently added side conservatory.

uPVC and aluminium double glazing has been fitted throughout. 1 Warneford Place has an excellent corner plot with front garden and path leading past the side garden onto the rear garden which is mainly laid to lawn and interspersed with a number of fruit trees together with flower and herbaceous borders.

Approached from a track off St George's Close is a parking area and detached garage.

1 Warneford Place has been in the same ownership for many years and now lends itself for complete modernisation to a new owners taste.



Accommodation

Panelled front door to entrance lobby with under stairs storage cupboard.

Kitchen/Breakfast Room 15' x 10'3" (4.57m x 3.12m)

Stainless steel sink unit with double drainer with drawers and cupboards beneath and flanked by work surface with space and plumbing for washing machine. Space for electric cooker, further work surface with drawers and cupboards beneath and eye level cupboards above. Door to inner staircase hall with stairs leading to the first floor.



Glazed panelled door to

Sitting Room 15' x 10'6" (4.57m x 3.20m)

Fireplace with a tiled surround, hearth and mantelpiece. 2 wall light points, beamed and coved ceiling.

From the inner staircase hall, archway to side passage.

Bathroom 8'4" x 5'7" (2.54m x 1.70m)

Suite comprising panelled bath with hand grips, separate Mira Sport electric shower, low level w.c. pedestal wash hand basin.

Garden Room 11'7" x 10'10" (3.53m x 3.30m)

Sliding double glazed doors leading to the back garden.



Conservatory/Side Lobby 8'3" x 6'2" (2.51m x 1.88m)

Double glazed fixed and opening casements with a mono pitched double glazed roof and door leading to the side of the house.

From the staircase hall stairs with hand rail leading to the first floor landing.

Store Room/Study 7' x 6' (2.13m x 1.83m)

Power and light, casement window with obscured glazing.

Bedroom 1 15'11" x 9' (4.85m x 2.74m)

Range of built in wardrobe cupboards. Door to airing cupboard with foam lagged copper hot water cylinder and wall mounted central heating boiler.

Bedroom 2 11'8" x 8'6" (3.56m x 2.59m)

Bedroom 3 8'10" x 6'3" (2.69m x 1.91m)

Outside

1 Warneford Place fronts Warneford Place with a timber pedestrian gate and path leading to the front door flanked by lawned area. Path continuing around the side of the house to the back door.

There is a vehicular access off St George's Close and approached via a rough gravelled track and leading to a parking space and Garage 20' depth x 10' width and of corrugated asbestos and timber construction with a pitched corrugated and asbestos roof. A side gate leads to the rear garden which is mainly laid to lawn. Timber Garden Shed, Greenhouse and separate greenhouse frame.



Section 157 Restriction

1 Warneford Place was formerly part of the local authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the local authority. It is understood that any purchaser who has lived or worked within Gloucestershire or the Cotswold Area of Outstanding Natural Beauty for at least the last three years would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing.

Services

Mains electricity, water, gas and drainage are connected to the property. Please Note: We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

Local Authority

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire.

Council Tax

Council Tax Band C.

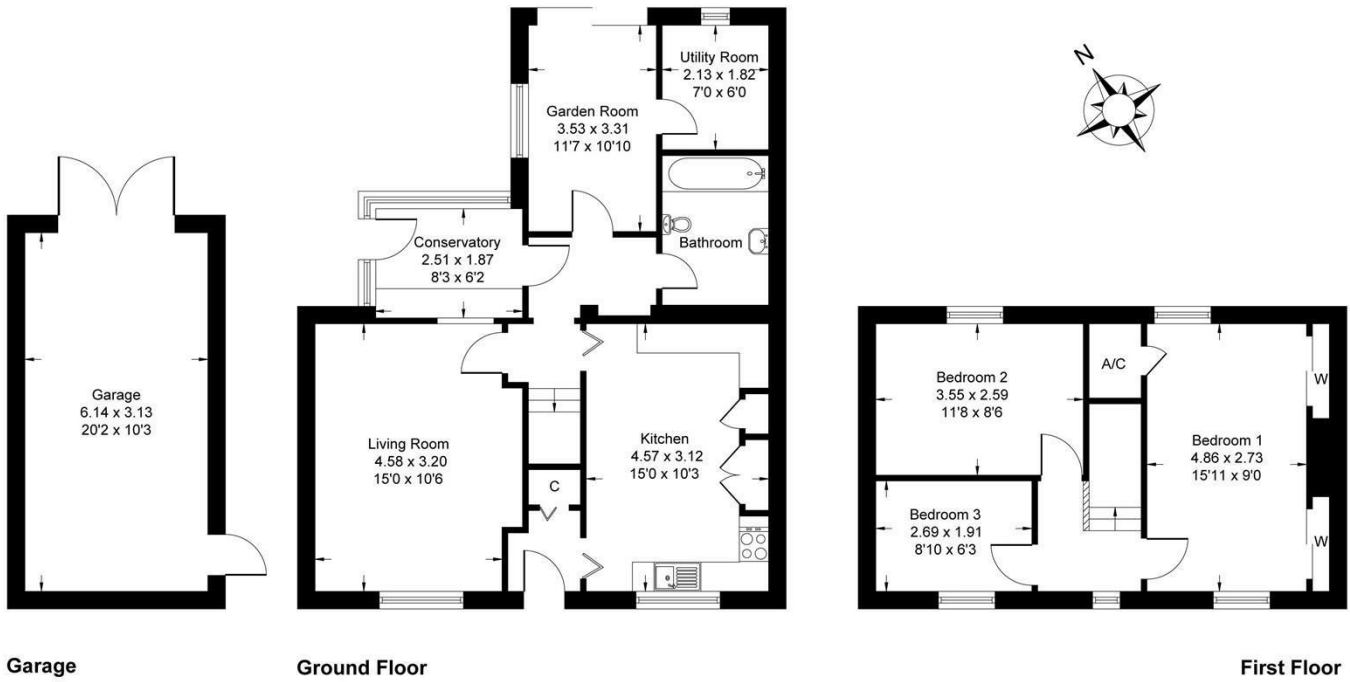
Amount payable 2024/2025 £1,943.55

Tenure

Freehold.

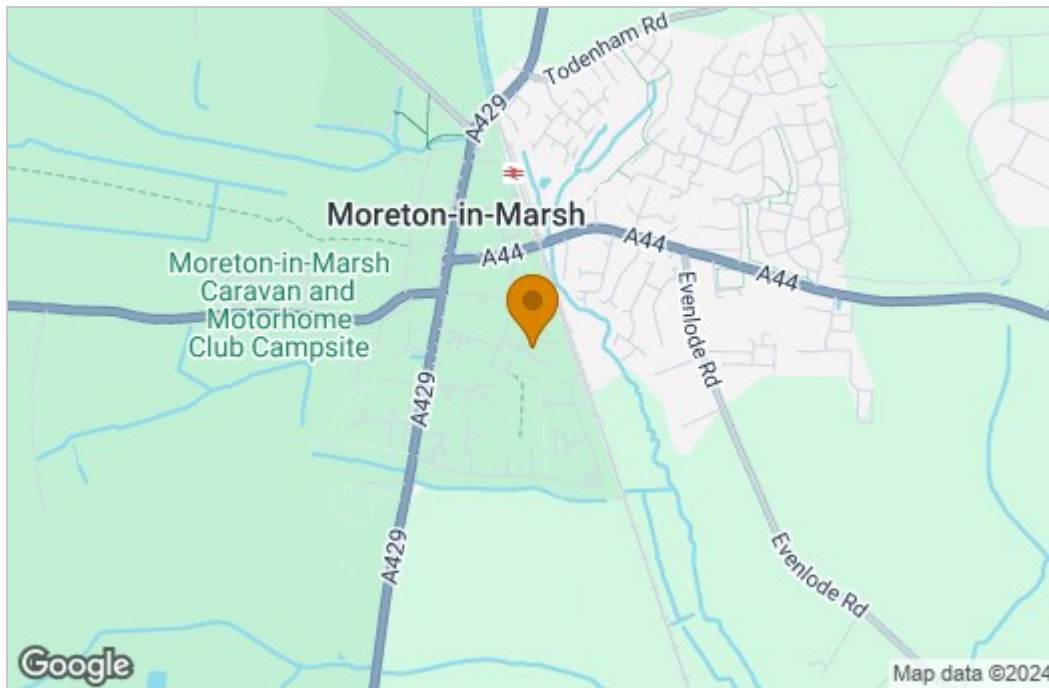
Floor Plan

Approximate Gross Internal Area = 97.22 sq m / 1046 sq ft
 Garage = 19.22 sq m / 207 sq ft
 Total = 116.44 sq m / 1253 sq ft

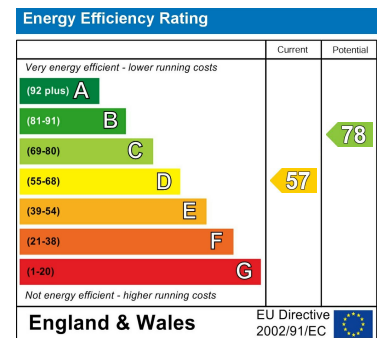


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.