

Peter Clarke

IN ASSOCIATION WITH

Winkworth



45 Valetta Way, Moreton-in-Marsh, GL56 0FE

- No onward chain
- Three bedroom semi detached home
- Kitchen/diner with integrated appliances
- Sitting room
- Cloakroom, family bathroom and ensuite
- South facing rear garden
- Driveway and garage
- Home office



Asking Price £435,000

Three bedroom semi-detached home located on this modern development ideally located a short walk from Moreton in the Marsh train station with mainline services to London Paddington. The property has the added benefit of a useful home office in the rear part of the garage, and a secluded additional patio/BBQ area behind the garage. No onward chain.

**MORETON IN MARSH**

is a north Cotswold market town offering a broad range of local amenities, with library, post office, primary school, North Cotswold Hospital, sports facilities and swimming pool open to the public at the renowned Fire College, pubs, hotels and many specialist shops. Moreton In Marsh also has its train station, with a direct line running regularly between Worcester (40mins) and London Paddington (~1hr20m).

**ACCOMMODATION**

The front door opens into the hallway, with stairs to the first floor. There is a cloakroom with a hand basin and WC. A door opens into the kitchen, which has integrated appliances and, in turn, French doors that open into the sitting room. The sitting room spans the rear of the house and has doors opening out to the garden.

On the first floor, there are three bedrooms, a family bathroom, and an en suite. Outside, there is driveway parking to the front of the property and a garage, the rear portion of which has been converted into an insulated home office. There is side access to the south-facing rear garden, which has been landscaped by the current owners and is a fabulous sun trap.

**GENERAL INFORMATION**

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B. A full copy of the EPC is available at the office if required.

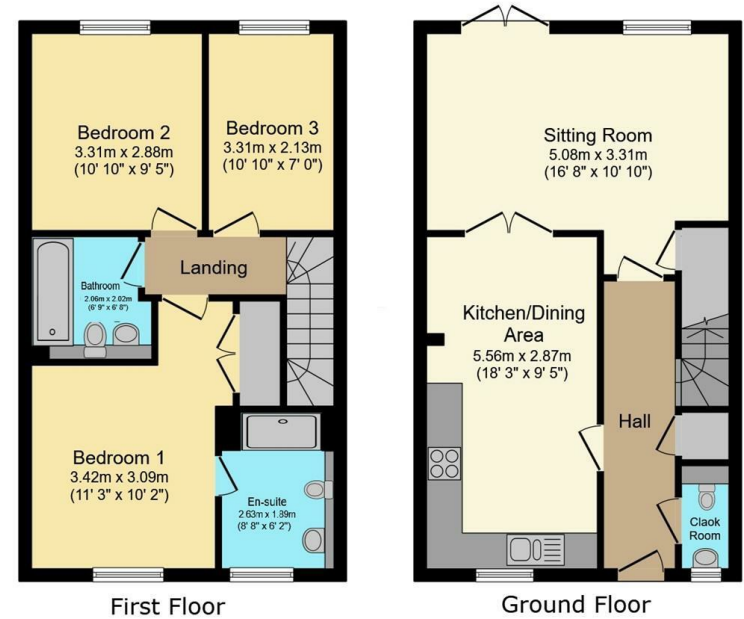
**VIEWING:** By Prior Appointment with the selling agent.







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Total floor area: 91.3 sq.m. (983 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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