

Peter Clarke



14 St. Georges Close, Moreton-In-Marsh, GL56 0LX

- Three bedroom family home
- Open plan sitting/dining/kitchen
- Study
- Conservatory
- Cloakroom and family bathroom
- South East facing rear garden
- Communal parking areas
- No onward chain.



£310,000

Three bedroom home with spacious ground floor living a short walk from the town. Study, cloakroom open plan sitting/dining/kitchen and conservatory all on the ground floor. On the first floor there are three bedrooms and a family bathroom. Good size rear garden and communal parking.

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 and London Paddington.

ACCOMMODATION

The front door opens into the hallway with a study area to the side, large coat cupboard and cloakroom. The sitting room area is open to the kitchen/diner, and then doors open into the conservatory. Upstairs there is a family bathroom with separate shower cubicle and corner bath. The main bedroom is to the rear and has fitted wardrobes. There are two further bedrooms. Outside the rear garden has decking immediately outside the conservatory and at the bottom of the garden. there is a power supply available at the end of the garden should someone wish to have a home office. There is side access and communal parking areas.

GENERAL INFORMATION

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

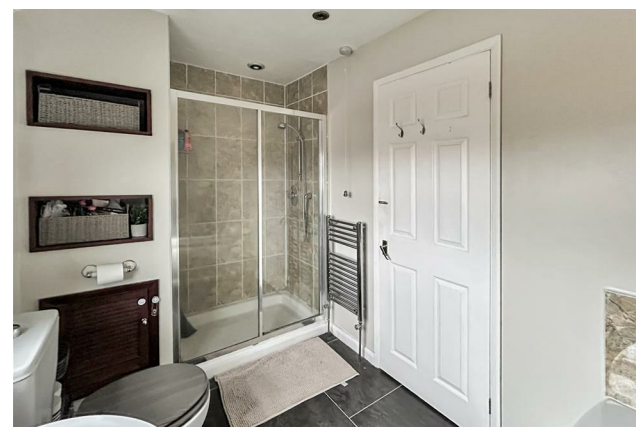
SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

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 C.

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

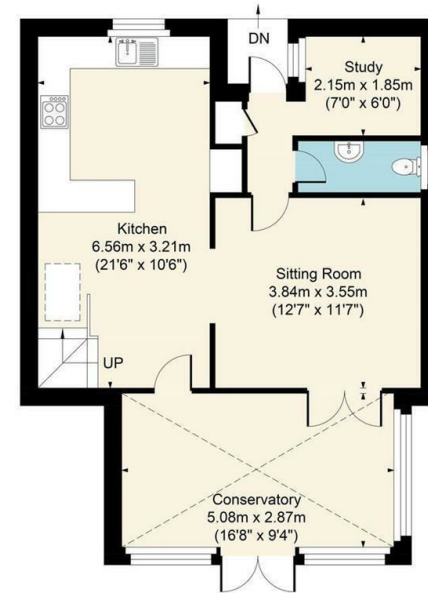
VIEWING: By Prior Appointment with the selling agent.



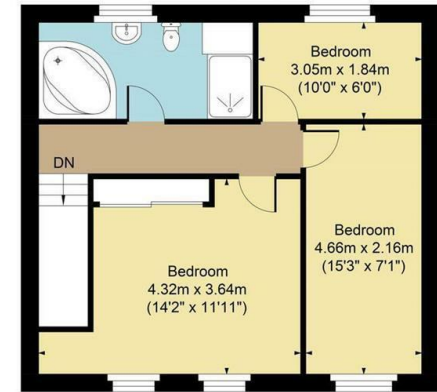




Main House Approx. Gross Internal Area:- 106.70 sq.m. 1148 sq.ft.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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