



HOLMANS
— ESTATE AGENTS —

10 St. James Court, Moreton-in-Marsh, Gloucestershire, GL56 0ER

Guide Price £260,000, Freehold

Property Description

Nestling in a quiet residential back water away from main stream traffic, yet only a few hundred yards on a level position from the centre of this famous North Cotswold market town, this end terrace, two storey, two double bedroom town house is perfect for single persons or young couples alike and is well worthy of inspection.

The property has gas fired central heating, UPVC double glazing, smart modern bathroom and a modern fitted kitchen with a built in oven and hob, although small, the enclosed rear garden is very private and is screened by some attractive blue cedar trees.

In St. James Court itself, the property has its own garage immediately opposite the property with a single parking space in front. To the side there is a pathway leading to Stow Road and is only a short walk from the Aldi supermarket, Fosseway Garden Centre, two doctors surgeries and the community hospital. The town centre is approximately 1/4 of a mile away where there are coffee shops, hostelryes and restaurants on one of the most famous tree-lined High Streets in the North Cotswolds. The town has its own primary school and the railway station with direct links to Oxford and London Paddington.

Accommodation Comprises

Hall

UPVC double glazed front door.

Living Room

(17' 08" x 12' 01") or (5.38m x 3.68m)

Two double radiators, easy staircase rising to the first floor, TV aerial point and walk-in understairs storage cupboard with light.

Kitchen

(12' 0" x 8' 02") or (3.66m x 2.49m)

Ceramic tile floor, wood grain effect laminate worktops fitted to four sides including a breakfast bar unit with single radiator below, six base cupboards, seven matching wall mounted cupboards. Gas fired combination boiler for gas fired central heating and instantaneous hot water. Slate tiled surround to work surfaces with a canopied cooker hood over gas hob with built in electric circa therm oven below. Space for fridge freezer, inset stainless steel sink unit with single drainer and swan necked mixer tap, leaded pane full height glazed door to the rear garden.

Landing

Access to loft space.

Bedroom 1

(9' 10" x 10' 05") or (3.00m x 3.18m)

Single radiator, built in over stairs airing cupboard. Two double built in wardrobes with folding doors and a telephone point.

Bedroom 2

(12' 01" x 8' 02") or (3.68m x 2.49m)

Single radiator and well screened outlook over the rear garden and a telephone point.

Bathroom

Three piece suite in white, low flush wc, pedestal wash hand basin, handle panelled bath with central mixer tap, hand held shower spray and a Mira Sport electric wall mounted shower, part tiled walls, circular wall mirror and a single radiator

Front Garden

Rear Garden

(14' 0" x 12' 0") or (4.27m x 3.66m)

Patio area suitable for alfresco dining, garden plot with interwoven larch lap fencing surround and a screening of mature trees.

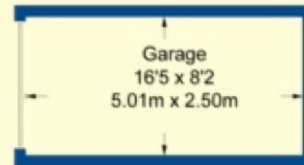
Garage

(16' 05" x 8' 02") or (5.00m x 2.49m)

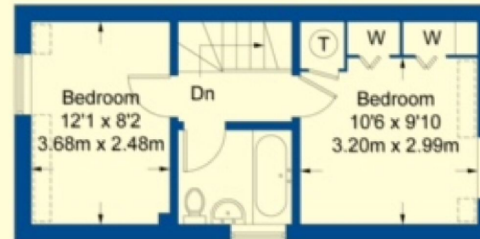
Metal up and over door and located directly opposite the property, there is a tarmaced area directly in front of the garage which allows off street parking for one vehicle.



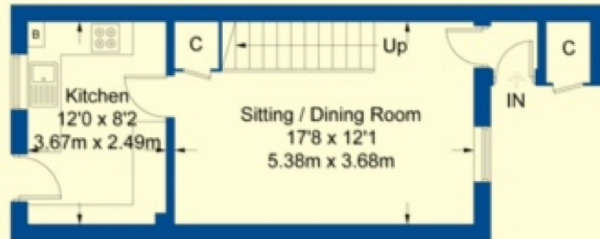
10 St. James Court, Moreton In Marsh, GL56 0ER



(Not Shown In Actual Location / Orientation)



First Floor



Ground Floor



Approximate Gross Internal Area = 60 sq m / 646 sq ft
Garage = 12.5 sq m / 134 sq ft
Total = 72.5 sq m / 780 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID269689)

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Directions

From our Moreton-in-Marsh office turn left and continue over both mini roundabouts and just before leaving the town, turn left into Fossey Avenue. Turn first left into Bowes Lyons Close, at the end of which turn left into St James Court, this property is then on the right hand side of the cul-de-sac with the garage and parking space opposite on the left.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(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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