

HARRISON  
HARDIE  
Sales &  
Lettings



Valetta Way, Moreton-In-Marsh



This semi-detached house is set at the end of a cul-de-sac of three houses, which is located on Valetta Way. Constructed by Bovis Homes in 2018, this well presented and maintained property still benefits NHBC warranty.

On the ground floor you step in to the entrance hall with access to the downstairs cloakroom. The hall then leads through to a light and open living/dining room with understairs storage and access to the garden via patio doors. The kitchen is set from the dining area and offers fitted units, integrated appliances; fridge, freezer, electric oven, gas hobs, washing machine and dishwasher.

On the first floor there are three bedrooms (two double & one single) and a family bathroom. The master bedroom boasts an en-suite shower room and built-in wardrobes.

To the rear of the property, there is a large 'L' shaped garden which has been beautifully landscaped, with grassed and patio areas and an abundance of flowers, plants and shrubs. There is also side gate access which leads through to the single garage and driveway which can accommodate two cars. Available with no onward chain, this is a fantastic opportunity for a first time buy, family home, downsize, investment and so much more.



**Tenure:** We believe the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

**Council Tax Band:** D

**EPC:** B

**Management fee:** Approx. £275 P/A

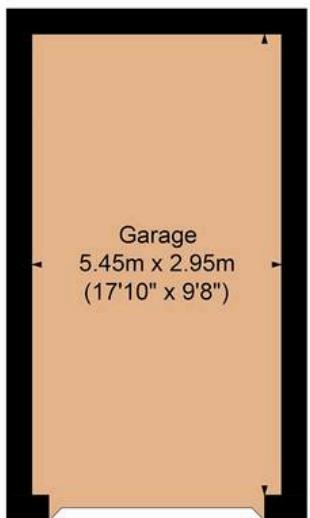
**what3words:** //restores.user:sweetener



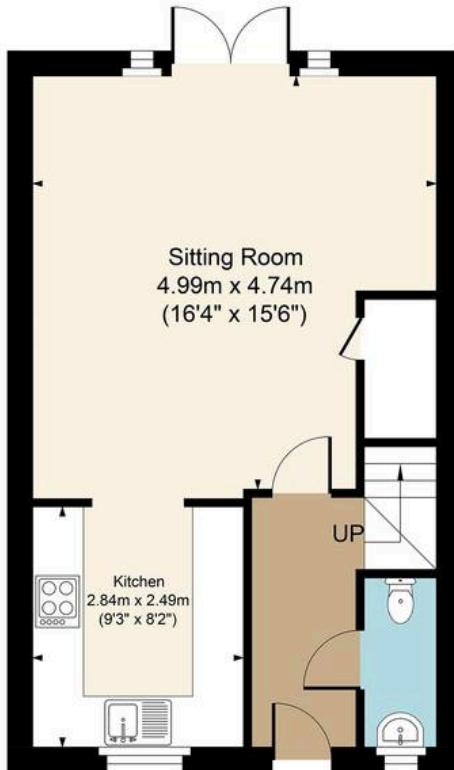
Main House Approx. Gross Internal Area:- 75.66 sq.m. 814 sq.ft.

Garage Approx. Gross Area:- 16.08 sq.m. 174 sq.ft.

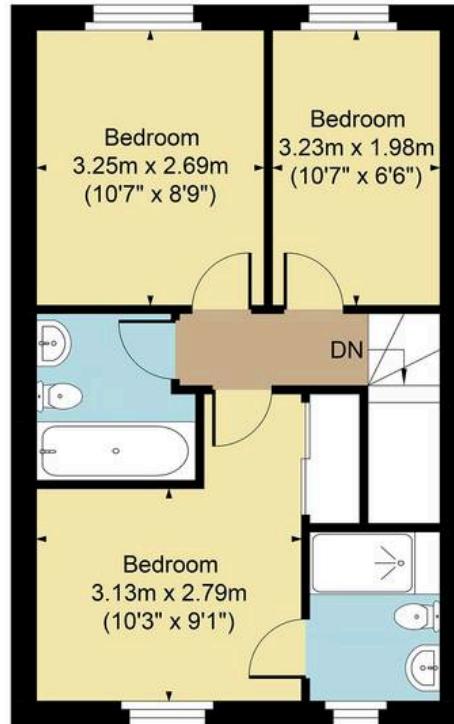
Total Approx. Gross Area:- 91.74 sq.m. 988 sq.ft.



Garage



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

[www.dmlphotography.co.uk](http://www.dmlphotography.co.uk)