



Vanguard Way, Moreton-In-Marsh



An opportunity to purchase a three bedroom semi-detached house on The Avenue development, perfectly located at the edge of Moreton-in-Marsh in a popular development, and situated on a quiet corner with open space to the side. The property was constructed by Bovis Homes in 2018 and is offered with its remaining NHBC. The accommodation briefly comprises: Entrance hall, sitting room, kitchen-dining room with a range of integrated appliances that include fridge-freezer, dishwasher, an ancilliary filtered cold water tap, electric oven and gas hob. There is a utility room and also a downstairs WC. Upstairs are three bedrooms, the principal with an en-suite shower room, the family bathroom and also the boiler, which has been serviced annually. The property further benefits from a newly replaced front door and patio doors, shutters to the ground floor windows and venetian blinds on the first floor. Outside there is a gravelled front garden and to the side is a patio and a private garden which is laid to lawn and with a large summer house. There is a single garage with a driveway that can accommodate 2 - 3 cars. Internal viewing is highly recommended.

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

what3words:///telephone.backup.intent





1 Vanguard Way, Moreton, GL56 0FN

Main House Approx. Gross Internal Area:- 100.14 sq.m. 1078 sq.ft.

Garage Approx. Gross Area:- 17.26 sq.m. 186 sq.ft.

Total Approx. Gross Area:- 117.40 sq.m. 1264 sq.ft.



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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