



**HOLMANS**  
ESTATE AGENTS

# East View, Primrose Court, Moreton-in-Marsh, Gloucestershire. GL56 0JG

Offers Over £325,000, Freehold, EPC D

## Property Description

Positioned in a quiet residential cul-de-sac to the east of Moreton-in-Marsh and one of only four properties of a similar type at the entrance to Primrose Court, this semi-detached, two storey three double bedrooomed family villa has been carefully and meticulously maintained by the present owners from when the property was built and to whom it pays the highest compliments.

Taking its name from the way the property is configured, there has been a morning room created at the front of the property, taking the early days sunshine and particularly attractive enclosed westerly facing garden to the rear. The garage has now been converted into a spacious utility room and above which there is a large 18ft studio bedroom. In addition to all of the above, the property has a separate ground floor cloakroom, fitted kitchen with a recently renewed, built in oven, rear living room with patio doors onto the garden, gas fired central heating and UPVC double glazing. There is off-street parking for two cars and a block paved driveway at the front.

Primrose Court is located within a 1/4 mile radius of St Davids primary school, the railway station with links to Oxford and London Paddington and one of the most renowned and picturesque High Streets in the North Cotswolds. The town is also within the catchment area for Chipping Campden secondary school.

## Morning Room

(7' 6" x 8' 10")

Pinewood panel ceiling, UPVC double glazed frosted windows to one side and patio doors to the front taking the morning sun.

## Hall

(14' 2" x 6' 9")

Easy staircase rising to the first floor with battened balustrade, single radiator, telephone point and built in understairs storage cupboard.

## Utility Room

(18' 10" x 9' 0")

Formerly the garage with space and plumbing for an automatic washer to the rear, wall mounted Potterton Primax SL gas fired central heating boiler, five wall mounted cupboards.

## Cloakroom

Two piece suite in white, wash hand basin set onto cabinet, low flush wc, single radiator and built in extractor.

## Living Room

(14' 6" x 18' 10")

Particularly attractive Adams style moulded timber fire surround with tile back and hearth, TV aerial point, two wall mounted light points, two double radiators, back to back hatch to kitchen, UPVC double glazed patio doors leading onto a westerly facing rear garden.

## Dining area

## Kitchen

(10' 0" x 7' 10")

Marble effect laminate worktops fitted to three sides with inset stainless steel sink unit, single drainer, space and plumber for dishwasher, space for fridge, five separate base cupboards, split level Bosch hob with built in electric circa therm oven below, back to back hatch to dining area, five wall mounted cupboards and cooker hood over the hob, tile surround to work surfaces and double radiator.

## Landing

Gallery style battened balustrade, access to loft space, single radiator, built in airing cupboard with foam lagged cylinder and immersion heater and built in smoke alarm.

## Bedroom 1

(14' 5" x 10' 6")

Double radiator, double built in wardrobe, built in linen cupboard.

## Bedroom 2

(20' 5" x 8' 11")

Double radiator and large double glazed velux swing window, access to eaves storage area and double radiator.

## Bedroom 3

(14' 1" x 7' 7")

Partial outlook over rooftops toward treescape, double built in wardrobe and a single radiator.

## Bathroom

Three piece suite, pedestal wash hand basin, low flush wc and walk in shower with Triton wall mounted electric shower, large glazed screen with built in sink, extractor and double glazed velux swing window, tiled walls and shaving mirror with single radiator below.

## Rear Garden

(27' 0" x 28' 0")

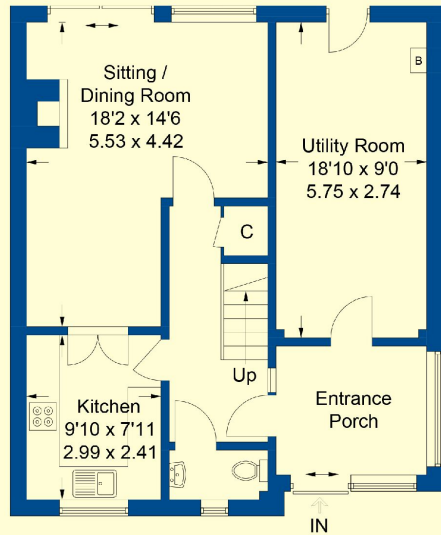
Lawned area with elevated garden plot and rustic brick wall surround, garden safely fenced with interwoven fencing on three sides with gated access leading to side passage way and to front garden, manually operated awning over the patio doors in the living room.

## Front Garden

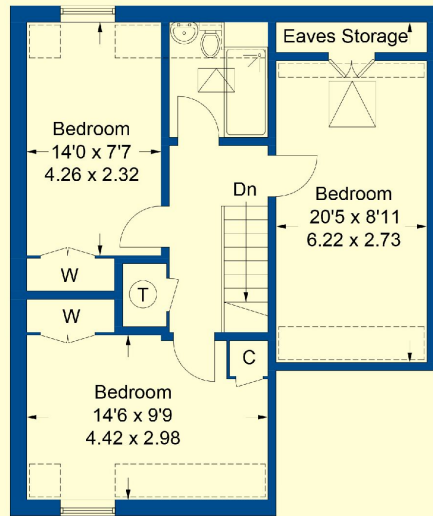
Small landscaped area with double block paved driveway to one side with off street parking for two vehicles.



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Ground Floor



First Floor

Approximate Gross Internal Area = 117 sq m / 1259 sq ft  
(Excluding Eaves Storage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID313606)



## Directions

From our Moreton-in-Marsh office turn left and at the first mini roundabout turn left along the A44 towards Chipping Norton, continuing over the railway bridge and after which take the second turning on the right into Primrose Court, this property is positioned just after the first cul-de-sac on the right hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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