



HOLMANS
ESTATE AGENTS

9 Sankey Grove, Moreton-in-Marsh, Gloucestershire, GL56 0DY

£1,200 Monthly

Property Description

Positioned at the head of a quiet residential cul-de-sac away from mainstream traffic and offering recently refurbished accommodation, this semi-detached 3 bed roomed, 2 storey family home enjoys open views to rear allotment and has a private enclosed rear garden.

Features of the property include varnished original parquet floor to the living room and hallway, fitted kitchen with a built-in oven and hob and washing machine, leading directly on to the rear conservatory. A new bathroom is fitted on the first floor with a Rain shower head. Other attractions include double glazing, gas fired central heating and off-street parking to the front for one vehicle.

Sankey Grove is positioned just off Fossey Avenue on the South of Moreton-in-Marsh on a level position allowing ease of access to the famous High Street with a range of shops, amenities, supermarkets and the all important railway station with links to Oxford and London Paddington.

Accommodation comprises:

Entrance Porch

With gas and electric meters and ceramic tiled floor.

Entrance Hall

(12' 03" x 5' 10") or (3.73m x 1.78m)

Single radiator, easy staircase rising to first floor and under stairs storage area. Original parquet flooring.

Through Living Room

(23' 0" x 12' 05") or (7.01m x 3.78m)

Recently re-varnished original parquet flooring, moulded fire surround with tiled back and cast iron style flame effect electric fire, with composite marble hearth, two double radiators and French Doors leading onto rear garden.

Kitchen

(10' 05" x 8' 02") or (3.18m x 2.49m)

With ceramic tiled floor, granite style laminate worktops fitted to two sides, with split level gas hob with built in electric CIRCA oven below and cooker hood above. Space for fridge/freezer and Hotpoint washing machine including in the tenancy. Inset one and half stainless steel sink unit with single drainer and mixer tap, six base cupboards, a ten bottle wine rack and two tier larder cupboard. Nine matching wall mounted cupboards two with glazed cabinet display fronts and matching dresser unit. Fitted beams to the ceiling and tiled surround to work surfaces, double doors opening to rear conservatory.

Rear conservatory

(9' 01" x 9' 09") or (2.77m x 2.97m)

Ceramic tiled floor matching kitchen, pentagonal in shape with outlook onto the rear garden

First Floor Landing Area

With access to loft space with built in airing cupboard with slatted shelves and Worcester Combination boiler for instantaneous hot water and gas fired central heating.

Bathroom / WC

With three piece suite in white, with low flush WC, pedestal wash hand basin and contoured panel bath with large Rain shower head and hand held shower spray. Glazed shower screen, ceramic tiled floor, ladder style heated towel rail and radiator. Large dressing mirror.

Rear Bedroom 1

(11' 08" x 11' 04") or (3.56m x 3.45m)

An interesting outlook over gardens and allotments towards the centre of Moreton-in-Marsh, double radiator and TV aerial point.

Front Bedroom 2

(10' 02" x 11' 04") or (3.10m x 3.45m)

With single radiator and TV aerial point, an open outlook over Sankey Grove.

Front Bedroom 3

(8' 06" x 8' 00") or (2.59m x 2.44m)

TV aerial and telephone point.

Front Garden

(25' 0" x 15' 0") or (7.62m x 4.57m)

Block paved area with off street parking for this property for one vehicle. The adjacent property is in the block paving area to the left hand side, so there is therefore a shared access over the front portion of the drive for each property.

Rear Garden

(31' 00" x 27' 00") or (9.45m x 8.23m)

With paved patio immediately to the rear of the living area and adjacent to the conservatory. A slightly raised lawned area with fencing surround on three sides creating a private aspect and maturing trees and shrubs.

Term & Conditions

Availability immediately (12 months minimum)

Unfurnished

Rent £1,200.00 p.c.m payable monthly in advance by standing order



Holding Deposit £276.00 the property will be held for the tenant following this payment whilst references are being applied for and will be returned if references fail, however, this reservation fee will be withheld if the prospective tenant withdraws from the tenancy, gives false or misleading information, fails a right to rent check or fails to sign the tenancy agreement within 14 days of agreed deadlines.

Security deposit £1,380.00 (refundable at the end of the tenancy subject to a final inspection).



Directions

From the Moreton-in-Marsh office turn left continuing South along the High Street, just before leaving the town, opposite the Esso filling station, turn left into Fosseyway Avenue and third left into Sankey Road. This property is then dead ahead.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92+) A			
(81-91) B		85	
(69-80) C	69		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales	EU Directive 2002/91/EC		
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+) A			
(81-91) B		83	
(69-80) C			
(55-68) D	66		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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