



HOLMANS
ESTATE AGENTS

25 The Grange, Moreton-in-Marsh, Gloucestershire, GL56 0AU

Guide Price £165,000, Freehold

Property Description

Positioned in the farthest corner of this well thought of retirement development appealing exclusively to those over the age of 55, this end of terrace, two storey, two bedroomed contemporary style cottage as been partially modernised and offers vacant possession on completion.

The property has a spacious living room to the rear with double doors giving direct access onto the small but private enclosed patio garden with two outside stores, a work shed or hobbies area. There is a modern fitted kitchen to the front with a range of built in and slot in appliances and the property is warmed with night store heating.

More contemporary refinements include a renewed ground floor fully tiled cloakroom and on the first floor there is a renewed shower room with an attractive four piece suite. The property has double glazing throughout with many UPVC windows. A monorail style chair lift has been fitted to the returning staircase which of course could be removed if required.

Interestingly enough there are intriguing views to be enjoyed to the rear over Moreton-in-Marsh railway station for those interested in the comings and goings of commuters and train spotters. The property has its own individual parking space and is positioned towards the end of one of the most famous tree lined high streets in the north Cotswolds, within easy walking distance on a flat surface towards shops, supermarkets, hostelrys and indeed the railway station with links to Oxford and London Paddington.

Accommodation comprises:

Entrance Hall

(11' 04" x 3' 01") or (3.45m x 0.94m)

With solid wood flooring, dimplex night store heater, easy staircase returning to first floor with fitted single seat and monorail stair lift, chord alarm system.

Ground Floor W/C

With two piece suite in white, low flush WC, wash hand basin set onto double cabinet, ceramic tiled floor,

electric panel wall heater, fully tiled walls, double mirrored vanity cupboard and built in extractor.

Cloaks Cupboard

With hanging rail and shelved storage area and circuit breaker unit.

Kitchen

(8' 00" x 7' 06") or (2.44m x 2.29m)

Fitted on three sides with beech style laminate worktops, split level electric hob with built in electric circatherm oven below and peninsula cooker hood above. Slimline Bosch slot in dishwasher and Hotpoint washer dryer. Split level fridge with integrated freezer below, eight wall mounted cupboards and six separate base units. Tiled surround to work surfaces, built in extractor and book shelves.

Rear Living Room

(14' 07" x 15' 0") or (4.45m x 4.57m)

With solid wood flooring, two Dimplex night store heaters, ornamental fireplace with composite marble back and hearth and flame effect electric fire. Three wall mounted light points, built in under stairs storage area with cupboards and box bay window to the rear with double patio doors leading onto well screened rear garden.

First Floor Landing Area

With access to loft space. OSO pressurised hot water system in airing cupboard.

Rear Bedroom 1

(13' 08" x 7' 10") or (4.17m x 2.39m)

To the rear there is an engaging aspect over the comings and goings at the busy Moreton in Marsh railway station close by, giving a connection to the wider world while maintaining privacy. Two double built in wardrobes, chord alarm system and separate built in cupboard.

Front Bedroom 2

(8' 03" x 7' 08") or (2.51m x 2.34m)

Attractive view over the gardens in The Grange.

Bathroom/W.C.

(11' 01" x 6' 03") or (3.38m x 1.91m)

With four piece suite with close coupled low flush WC, wash hand basin set into triple cabinet, bidet and corner sited delta shaped shower cubicle with fully tiled interior and thermostatic shower with sliding glazed doors and built in seat. Heated towel rail, part tiled walls and large dressing mirror with cupboards to each side and pelmet lighting between. Second ladder style heated towel rail and radiator with dimplex electric convector heater above.

Front Garden

Well stocked communal garden area to the front with flagged areas and a central tree lined seating area with three benches. The central path leads to the main square and the parking space allocated to this property is at the end and just to the left of the path.

Outside - Rear Garden

Approximately 30 ft wide x 14 ft deep. Flagged area with elevated flower bed and dry stone wall surround. Direct side access to gardens with a ivy coloured trellis gate for security purposes. PVC water butt and three separate sheds, one with power and light installed and work bench.

Service Charge

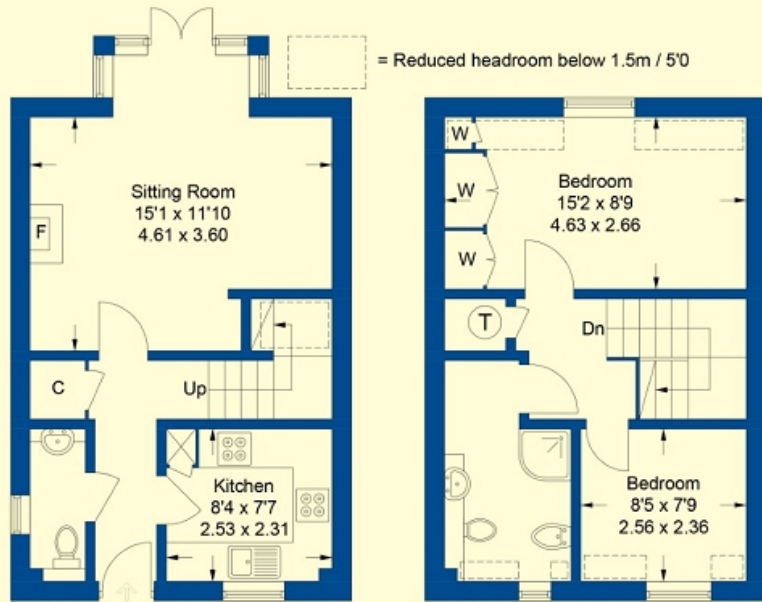
Whilst the property is freehold in tenure there is a service charge payable to First Port management company currently at the rate of £4396 per annum which includes maintenance of certain external features of the property including window cleaning as well as maintenance of the communal areas, gardens, building insurance, the intercom alarm system and the services of an onsite manager whose office is located in the centre of the development.

N.B

Council tax band D.



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Ground Floor

First Floor



Approximate Gross Internal Area = 68.7 sq m / 739 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID895589)



Directions

From our Moreton in Marsh office, proceeding on foot, turn right continuing across New Road and at the end of the row of terraced houses turn right into The Grange continuing through the archway and this property is located in the further right hand corner of the development.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	64	
(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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