



HOLMANS
ESTATE AGENTS

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

Guide Price £215,000, Freehold

Property Description

Positioned in the corner of this select retirement development, appealing exclusively to those over 55 years of age, just off one of the most famous tree lined High Streets in the North Cotswolds, this semi detached two storey two bedroom retreat has been thoughtfully and stylishly maintained and is ready for immediate occupation.

The property features a through living room with an attractive bay window to the rear, a stylish modern fitted kitchen with a good complement of units incorporating a fridge freezer, integrated combination microwave, hob and oven and slot in Bosch dishwasher and washing machine.

At first floor level there is a double and a single bedroom both with built in wardrobes, a modern shower room/wc and the main bedroom enjoys attractive views over communal gardens in The Grange.

The property is warmed with night store heating, double glazing to all windows with a distinctive porthole window to the front. However, unlike most properties in The Grange this homely town house has a carport immediately adjacent to its side door which is the main entrance. It also has its own enclosed walled garden to the rear over which there is no right of access.

The Grange was built in the late 1980s created as a quiet enclosed courtyard location with direct access to the High Street in Moreton in Marsh next door to the Coop supermarket and a wealth of shops, restaurants, seven public houses and several bakeries and tearooms. The town has its own community hospital, two doctors surgeries and its own all important railway station with links to Oxford and London Paddington.

Accommodation Comprises

Entrance Hall

(11' 02" x 3' 01") or (3.40m x 0.94m)

Night store heater. Easy staircase rising to first floor. Intercom alarm system. Built in storage and cloaks cupboard.

Ground Floor Cloakroom

Two piece suite in white with pedestal wash hand basin and low flush wc. Wall mounted electric heater.

Kitchen

(8' 10" x 7' 06") or (2.69m x 2.29m)

Fitted on three sides with granite style laminate work tops with inset 1 1/2 stainless steel sink unit single drainer and mixer tap. AEG induction hob with cooker hood above, built in Belling electric circatherm oven below, Belling combination microwave oven and concealed pelmet lighting illuminating the work tops. All light oak style fronted units incorporating six wall mounted cupboards and six matching base cupboards. The slot in Bosch fridge freezer, washing machine and dishwasher are also included in the sale price. Electric plinth heater.

Through Living Room

(18' 02" x 11' 09") or (5.54m x 3.58m)

Moulded fire surround with composite marble back and hearth and living flame effect electric fire. Two night store heaters. Square bay window to the rear with private outlook over rear garden. Built in understairs storage cupboard.

First Floor Landing Area

Access to loft space. Built in airing cupboard with OSO pressurised hot water cylinder. Smoke alarm.

Shower room/ WC

Three piece suite in white with pedestal wash hand basin, low flush wc and corner sited shower cubicle with curved glazed doors, built in shower seat and wall mounted shower spray. Mirrored vanity cupboard. Built in extractor. Curved ladder style heated towel rail/radiator. Condenser tumble dryer in place and this included in the price.

Bedroom 1

(13' 02" x 8' 05") or (4.01m x 2.57m)

Night store heater. Two double and one single full height fitted wardrobes, one with shelves. Dormer window with attractive outlook over gardens.

Bedroom 2

(7' 08" x 8' 09") or (2.34m x 2.67m)

Outlook towards the centre of The Grange. Double built in wardrobe and single cupboard to one side.

Outside

Flagged pathway to the side of the property with integrated meter cupboard.

Front Garden

Attractively landscaped with mature shrubs and plants. Victorian style lampstand. This area is maintained by The Grange through the service/maintenance fee.

Car Port

(15' 03" x 7' 00") or (4.65m x 2.13m)

Apex ceiling. Built in lamp. Part rustic brick wall surround to waist height and block paved base.

Rear Garden

(10' 0" Max x 20' 0" Max) or (3.05m Max x 6.10m Max)

Formed in two sections with a triangular area immediately to the rear of the carport with mature hedge and graveled base. 7ft high retaining brick wall to the whole garden. Second garden also triangular in shape. Graveled area with mature shrubs and plants, attractive seating area with wooden garden seat in place and included in the sale price and easterly aspect taking the morning sun.

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, buildings insurance, the intercom alarm system and the services of an on site manager whose office is located in the centre of the development. Council Tax Band D

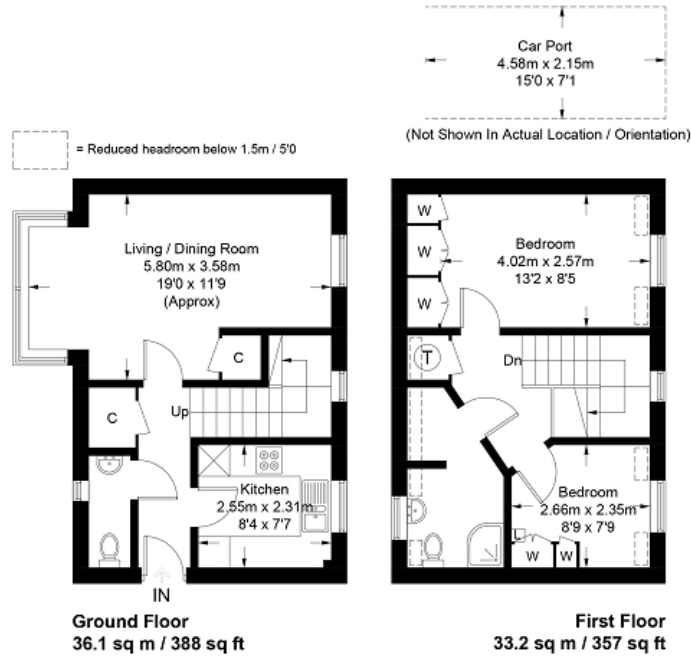


28 The Grange, Moreton in Marsh , GL56 0AU



Directions

From our Moreton in Marsh office proceeding on foot, turn right continuing across New Road and after approximately another 100 yards the entrance to The Grange is located on the right hand side. Continue through a large arch and this property is then dead ahead with its own adjacent carport.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(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.



MISDESCRIPTIONS CLAUSE We would like to inform prospective purchasers that Holmans Estate Agents have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Holmans Estate Agents or the vendors or lessors. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give, and neither Holmans Estate Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

