



HOLMANS
ESTATE AGENTS

2 Artisan Close, Moreton In Marsh, Gloucestershire. GL56 0DH

Guide Price £375,000, Freehold

Property Description

Centrally located within this boutique development to the East of Moreton in Marsh and having the benefit of a Southerly facing garden, this well positioned semi detached two storey three bedroom home also has the advantage of a full width living and dining room to the rear, French doors leading out onto the rear garden, well planned fitted kitchen to the front and at first floor level there are two double and one single bedroom, family bathroom and the all important en suite shower room to the master bedroom which also has fitted wardrobes.

The property is approached via a block paved driveway with off street parking and its own garage from which there is convenient direct access into the property's garden.

Artisan Close is positioned 0.5 mile from one of the most popular High Streets in the North Cotswolds with a wide range of shops, public houses, hotels and the town has the distinct advantage of having its own railway with links to Oxford and London Paddington (1 hr 40 mins). The town has its own community hospital, primary school and is within the catchment for Chipping Campden secondary school.

Accommodation Comprises

Entrance Hall

(11' 08" x 7' 03") or (3.56m x 2.21m)

Ceramic tile floor, single radiator, easy staircase rising to first floor, electric smoke alarm.

Ground Floor Cloakroom

Two piece suite in white, pedestal wash hand basin, low flush w.c., ceramic tile floor, half tiled walls, single radiator.

Living Room

(17' 02" x 14' 08") or (5.23m x 4.47m)

T.V. and sky points, double radiator, three ceiling light points, telephone point, walk in understairs storage cupboard with circuit breaker unit and electric meter. Double French doors to the rear leading on to south facing garden.

Kitchen

(13' 01" x 9' 06") or (3.99m x 2.90m)

Wood grain effect laminate work surfaces fitted to three sides with inset 1 1/2 bowl stainless steel sink unit with single drainer and chrome mixer tap, space and plumbing for automatic washer, integrated Zanussi dishwasher, split level fridge with freezer below and 2 two tier larder cupboards to one side, integrated corner unit with carousel, six further base units all with self closing draws and doors, two 2 tier matching wall cupboards with lift up doors and corner cupboard housing Potterton Promax SL gas fired central heating boiler. Split level Zanussi gas hob with built in electric circatherm oven below, stainless steel splash back and externally ducted cooker hood above, fitted carbon monoxide alarm. Northerly rear and westerly facing gable windows, double radiator and ceramic tile floor.

First Floor Landing

Galleried style landing with battened balustrade, single radiator, built in over stairs airing cupboard with megaflo pressurised heating cylinder. Access to loft space and electric smoke alarm.

Front Bedroom 1

(10' 4" x 14' 10") or ()

Double radiator, telephone point, outlook over south facing garden, space for built in wardrobe if required, satellite and t.v. aerial point.

En Suite

Three piece suite in white, close coupled low flush w.c., wall mounted wash hand basin and shower cubicle with folding glazed doors, tiling and shower. Built in extractor and three inset spotlights to the ceiling, ceramic tile floor and ladder style heated towel rail and radiator.

Front Bedroom 2

(13' 0" x 10' 4") or ()

Double radiator, outlook over private road and recess exists adjacent to the entrance door for built in wardrobes.

Rear Bedroom 3

(7' 9" x 6' 6") or ()

Also suitable as a study with two telephone sockets and single radiator.

Bathroom

Three piece suite in white, panelled bath with corner mixer tap, close coupled low flush w.c. and wall mounted wash hand basin, part tiled walls, ceramic tile floor and ladder style chrome heated towel rail and radiator. Built in extractor, inset spotlight to the ceiling and electric shaver point.

Outside

Rear Garden

(34' 0" x 21' 10") or (10.36m x 6.65m)

Interweaving larch fencing to each side, central lawned area, patio area immediately adjacent to the property with a pathway leading around the garden to garage with courtesy door directly from the garden into the garage itself. Side pathway with gated access to private road. Outside water tap.

Garage

(18' 2" x 9' 3") or ()

Metal up and over door, trussed rafter construction suitable for high level storage if required. Off street parking for one vehicle in front of the garage.

Front Garden

Open plan area with L shaped raised flower beds to both front and side. Pathway leading from private road to the property.

N.B

Artisan Close is a private road owned jointly by the residents. There are full rights of access and maintenance is shared between the properties on an as and when required basis.

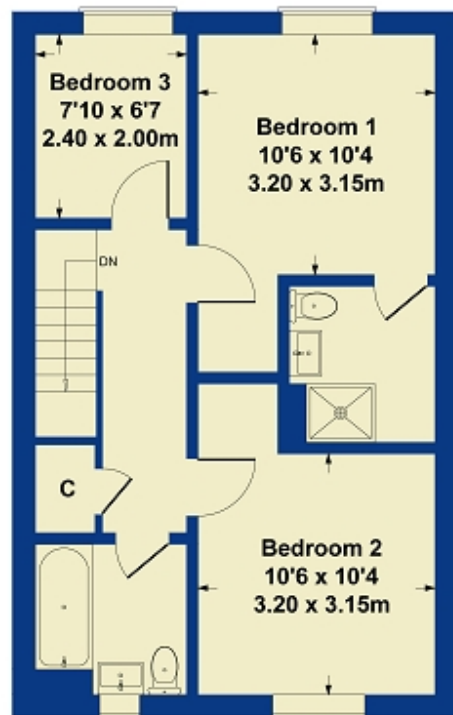


2 Artisan Close

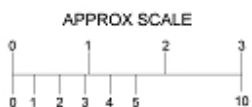
Approximate Gross Internal Area
1001 sq ft - 93 sq m



GROUND FLOOR



FIRST FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



Directions

From our Moreton in Marsh office turn left and then left at the first mini roundabout. Continue for approximately 1/2 mile and Artisan Close is positioned on the left hand side. When approaching Artisan Close there is a detached house and a pair of semi detached houses on the left hand side turn left here into Artisan Close and park in front of the last of a block of 4 garages on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(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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