



HOLMANS
ESTATE AGENTS

63 Croft Holm, Moreton-in-Marsh, Gloucestershire, GL56 0JH

Guide Price £269,950, Freehold

Property Description

Positioned in a quiet residential area away from mainstream traffic and offering excellent accommodation for young couples or those looking for a property for investment purposes, this inner-terraced, two storey, two bedroomed townhouse has been carefully maintained over recent years and is strongly recommended for internal inspection.

The property has been improved with renewed UPVC double glazed windows and doors, gas fired central heating, stylish laminate flooring to the front living area and a smart modern bathroom suite with a shower on the first floor.

The full-width diner/kitchen has ample room for a dining table and leads directly onto the 40 foot westerly facing enclosed rear garden with a patio, lawn and a quite distinctive pathway that leads to the rear of the adjacent property's garden, and, in turn, to this property's garage in front of which there is off-street parking for another vehicle.

Croft Holm is located just off Evenlode Road, to the east of this popular North Cotswold market town and is just over a quarter of a mile from the town centre, the town's railway station with links to Oxford and London Paddington and St Davids Primary School.

The town has a famous tree-lined high street with a wide range of shops, hostelrys, hotels and cafes. There are two large supermarkets, a community hospital and two doctors surgeries. The town is also within the catchment area of Chipping Campden Secondary School.

Accommodation comprises:

Entrance Hall

With easy staircase rising to first floor, double radiator.

Living Room

(13' 00" x 12' 08") or (3.96m x 3.86m)
With oak style laminate flooring (matching the hallway), single radiator, understairs recess with TV aerial point.

Diner Kitchen

(12' 07" x 9' 02") or (3.84m x 2.79m)
With single radiator, laminate worktops fitted to two sides with inset stainless steel sink unit and single drainer, space and plumbing for automatic washer, space for fridge, split-level Whirlpool gas hob with built-in electric Circa-therm oven below, four wall mounted cupboards, two tier larder cupboard, Worcester wall mounted gas fired central heating boiler and glazed door leading onto rear garden.

First Floor Landing Area

With access to loft space.

Front Bedroom 1

(11' 0" x 9' 07") or (3.35m x 2.92m)
With double built-in wardrobe with sliding mirrored doors, single radiator, outlook over hedgerow to the front and built-in overstairs airing cupboard with foam lagged cylinder and immersion heater.

Rear Bedroom 2

(10' 05" x 6' 05") or (3.18m x 1.96m)
With single radiator and outlook over garden.

Bathroom/W.C.

With three piece suite in white, low flush WC, pedestal wash hand basin, enamel steel bath with Triton wall mounted electric shower above and folding glazed shower screen, part-tiled wall and single radiator.

Outside

Rear Garden

(40' 0" x 13' 0") or (12.19m x 3.96m)

With patio immediately adjacent to the property, suitable for alfresco dining and further flagged pathway to the end of the garden. There is a well manicured lawn and attractive flower borders, aluminum framed greenhouse to the side of which there is a pathway leading to the rear of the garden also with well-stocked shrubbery and flower borders, approximately 30 feet long. Another pathway, approximately 25 feet long which in turn leads to the garage.

Garage

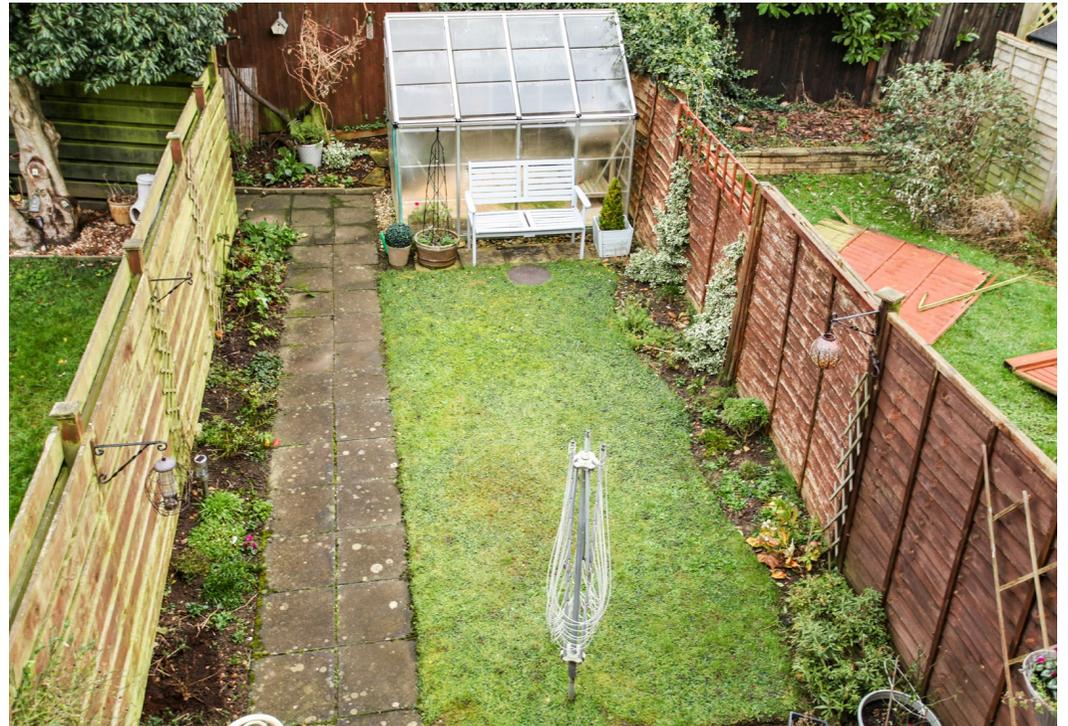
(16' 00" x 8' 00") or (4.88m x 2.44m)
With metal up-and-over door and light installed.

Front Garden

Open-plan area with two small lawns and graveled rockery.

N.B

Should anyone be looking at the property for investment purchases, the current rental value would be around £995 per calendar month and could be let and managed through Holmans Estate Agents.



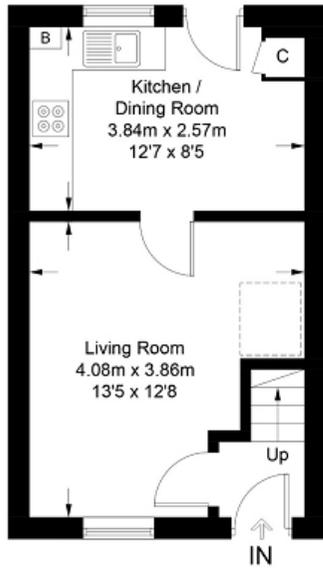
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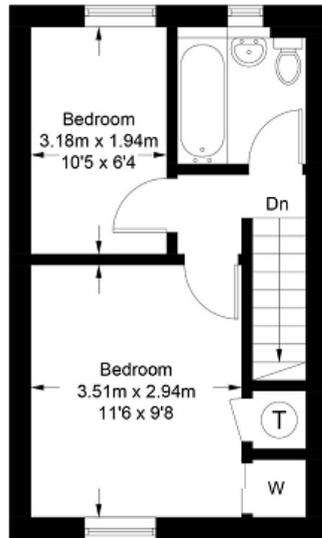
Directions

From our Moreton-in-Marsh office turn left and at the first mini-roundabout turn left towards Oxford along the A44 continuing over the railway bridge and, after approximately quarter of a mile turn right into Evenlode Road, first right into Cotsmore Close and first right again into Croft Holm. At the T-junction turn left and this property is then positioned a short way way along on the left-hand side. The garage for this property, in front of which there is off-street parking, is the first of two garages adjacent to Number 62.

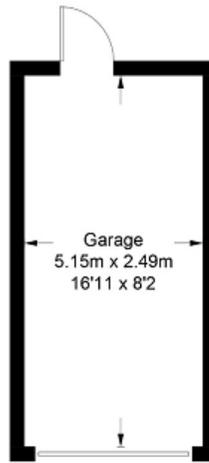
= Reduced headroom below 1.5m / 5'0"



Ground Floor
26.4 sq m / 284 sq ft



First Floor
26.2 sq m / 282 sq ft



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 52.6 sq m / 566 sq ft
Garage = 12.9 sq m / 139 sq ft
Total = 65.5 sq m / 705 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1156187)

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 90 |
| (69-80) C | 74 | |
| (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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