



HOLMANS
ESTATE AGENTS

174a Fosseway Avenue, Moreton-in-Marsh, Gloucestershire. GL56 0EH

Guide Price £325,000, Freehold

Property Description

Positioned at the end of a quiet residential cul-de-sac away from mainstream traffic and offering contemporary style accommodation within an established mews environment, this end terraced two storey two/three bedroom town house is perfect for young couples looking for a home ready for immediate occupation and early inspection is advised.

This stylish home features a full-length open-plan living room and kitchen, the latter having a good compliment of modern units including a split-level oven and hob and central podium.

The property has solid walnut and chrome doors adding a real touch of class and from a technical point of view there is gas fired central heating from a combination boiler (with underfloor heating to the kitchen), Upvc double glazing to all windows and a modern bathroom suite.

At first floor level there are two double bedrooms and a smaller nursery room, perfect for home workers as a separate office.

Externally the property has an open-plan garden to the front and an enclosed garden to the rear beyond which there is off-street parking for one vehicle.

Only a few yards from this property there is pedestrian access to the side of a series of allotments leading to the Old Town in Moreton-in-Marsh, St David's Church and primary school and The Manor House Hotel. All on a level position to the high street with a wide range of shops, supermarkets, hostelrys and the all important railway station with links to Oxford and London Paddington.

Accommodation comprises:

Entrance Hall

(6' 01" x 5' 01") or (1.85m x 1.55m)

Upvc double glazed front door. Easy staircase returning to first floor with stained timber balustrade. Consumer unit.

Living Room

(22' 0" x 12' 05") or (6.71m x 3.78m)

Room formed in open plan with kitchen area. Living room with two single radiators. Telephone point. Bay window to the front with oak sill and westerly aspect taking the afternoon sun. Pelmeted downlighters throughout all side of the room. Built in understairs storage cupboard.

Cloakroom

Two piece suite in white with low flush wc and pedestal wash hand basin with slated splashback. Built in extractor.

Kitchen Area

(16' 3" x 8' 8") or ()

Fitted on two sides with wood grain effect laminate work surfaces with inset 1 1/2 bowl stainless steel sink unit with single drainer and swan neck mixer tap. All self closing drawers and cabinet fronts. Split level Zanussi gas hob with canopied cookerhood above and glazed splashback. Split level Zanussi electric oven with cupboards above and below. Freestanding washing machine and fridge-freezer. Ten separate base cupboards including central podium. Four matching wall mounted cupboards. Two illuminated glazed shelves. Built in extractor. Upvc double glazed door leading onto rear garden. Partial apex ceiling with low voltage spotlights and electric smoke alarm. Ariston wall mounted combination boiler for instantaneous hot water and gas fired central heating. There is an underfloor electric heating system under the ceramic tiles in the kitchen.

Landing

Access to loft space. All solid walnut chrome trim internal doors and matching door furniture. Ship style banister with chrome balustrade.

Bedroom 1

(11' 7" x 9' 2") or ()

Single radiator. TV Aerial point.

Bedroom 2

(8' 5" x 8' 6") or ()

Single radiator. TV aerial point.

Bedroom 3/Office

(7' 4" x 5' 6") or ()

Built in overstairs wardrobe.

Bathroom

Three piece suite in white with pedestal wash hand basin with dual coloured slated splashback, low flush wc and panelled bath with glazed shower screen and hand held wall mounted shower spray. Slated two tone tile surround. Built in oak trimmed linen cupboard. Built in extractor. Inset spotlights to the ceiling. Chrome ladder style heated towel rail and radiator.

Outside

Front Garden

(20' 0" x 25' 0") or ()

With mature tree and gravelled area immediately adjacent to the property. Mainly laid to lawn with side pathway.

Rear Garden

(20' 0" x 30' 0") or ()

Separate annexe section. Lawned and decking area with stone path. Six foot high fencing surround. Gated access leading to off street parking for one vehicle.

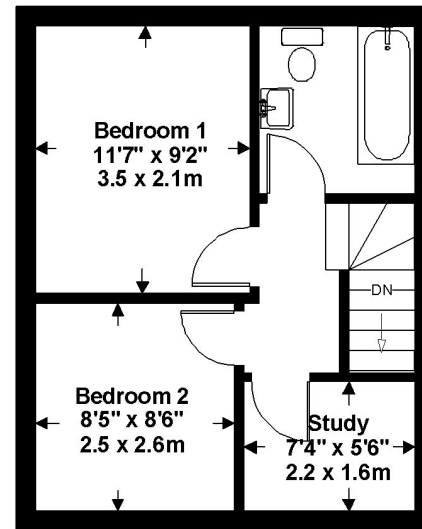
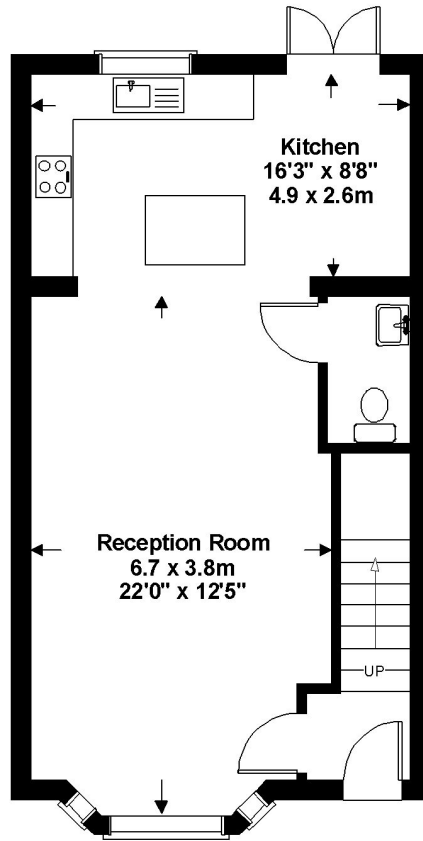
N.B

There is a service charge of £50.00 per annum payable to the Fosseway Avenue Residents Association for maintenance to communal paths.



174a Fosseyway Avenue


Approximate gross internal area 830 sq ft - 77 sq m



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
www.potterplans.co.uk

Directions

From our Moreton in Marsh office turn left continuing across both mini roundabouts and before leaving town turn left opposite the Esso filling station into Fosseyway Avenue. Follow the road round almost to its conclusion and this property is then positioned on the right hand side just before a parking bay on the corner of a mews style tree lined cul-de-sac.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(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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