



**HOLMANS**  
ESTATE AGENTS

# 42 Beceshore Close, Moreton-in-Marsh, Gloucestershire, GL56 9NB

Guide Price £425,000, Freehold

## Property Description

Situated in a quiet residential area and offering excellent contemporary style living accommodation, this inner terraced, three storey, three bed roomed town house is faced in local Cotswold Stone and has been stylishly and tastefully appointed throughout.

The property has three double bedrooms, two with en suite bathrooms and a separate family bathroom, there is an attractive modern fitted kitchen, a spacious through living room with patio doors opening onto an enclosed landscaped rear courtyard.

Beceshore Close is positioned in a particularly attractive modern development on the outskirts of Moreton-in-Marsh with pedestrian access to the railway station with direct trains to Oxford and London Paddington.

## Accommodation comprises:

### Hall

Single radiator, under stairs storage cupboard.

### Ground Floor Cloak Room

Two piece suite in white, low flush WC, pedestal wash hand basin, single radiator and built in extractor.

### Through Living Room

(20' 0" x 11' 4") or ()

Double French doors leading onto the garden with easterly aspect. Solid oak fire surround with composite marble back and hearth and flame effect electric fire. Cornice moulded ceiling, two double radiators, TV aerial point, telephone point and sky TV point.

### Kitchen

(9' 06" x 10' 08") or (2.90m x 3.25m)

Fitted on two sides with laminate worksurfaces, integrated dishwasher, integrated fridge freezer, split level microwave with built in electric circatherm oven below, six further base cupboards and space and plumbing for automatic washer. Four matching wall mounted cupboards, two with glazed cabinet display fronts and one housing potterton HE+ gas fired central heating boiler. Canopied cooker hood over split level gas hob, single radiator.

### First Floor Landing

Gallery style landing with spindle balustrade, single radiator and easy staircase to second floor, electric smoke alarm.

### Front Bedroom 1

(13' 6" x 11' 4") or ()

Single radiator, TV aerial point, telephone point. Open outlook along Beceshore Close.

### En Suite

Three piece suite in white, low flush WC, wash hand basin inset into double cupboard unit and walk in shower cubicle with built in shower and glazed screen. Tiled interior with picture rail height tiling, built in extractor and single radiator, shaving mirror and shaver point.

### Family Bathroom/W.C.

(11' 05" x 5' 06") or (3.48m x 1.68m)

Three piece suite in white with handled panel bath, low flush WC, wash hand basin inset into double cupboard units, double radiator, built in extractor, large shaving mirror and shaver point to one side.

### Rear Bedroom 2

(10' 9" x 9' 7") or ()

Single radiator, outlook over rear garden and distance tree scape.

### Second Floor Landing

Airing cupboard having Range Tribute pressurised hot water system and access to loft area. Electric smoke alarm and rear Velux window.

### Bedroom 3

(12' 0" x 14' 8") or ()

Dormer window to the rear with elevated aspect towards countryside, double radiator, built in double and single wardrobes to one wall, telephone point and double radiator.

### En suite 2

Three piece suite in white, low flush WC, wash hand basin inset into double cupboard unit and walk in shower cubicle with glazed screen, built in shower and attractive tiling. Single radiator, built in shaver point and frosted dormer window.

### Outside Rear Garden

(26' 0" x 21' 0") or ()

Flagged courtyard with retaining brick rear wall and 6ft larch lap fencing panels to each side. Gated access leading to communal courtyard. The garage belonging to this property is immediately on the left hand side.

### Garage

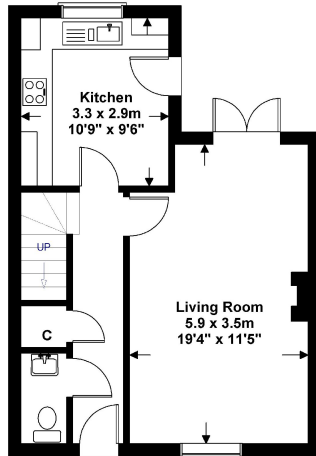
(17' 2" x 8' 10") or ()

Timber up and over doors with parking space immediately in front of the garage.

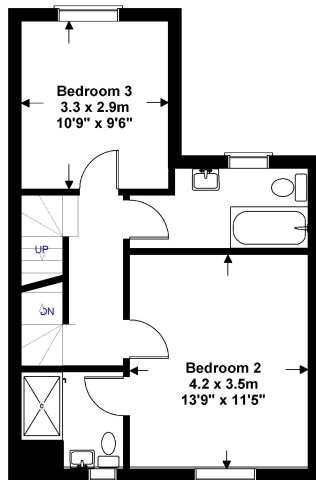


## 42 Beceshore Close

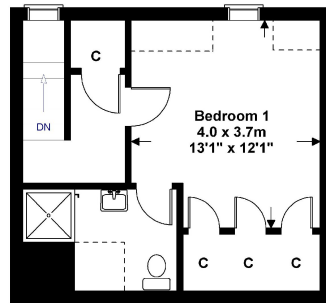
Approximate Gross Internal Area  
112 sq mt/1203 sq ft



Ground Floor



First Floor



Second Floor

\* Reduced Headroom

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Potterplans.  
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## Directions

From our Moreton-in-Marsh office turn right and at the end of the High Street continue over the railway bridge taking the second turning on the right into Todenham Road and the first right into Blenheim Way continue straight on then turn right into Beceshore Close this property is then at the end of the cul de sac dead ahead.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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