



**HOLMANS**  
ESTATE AGENTS



# 18 The Green, Station Road, Moreton-in-Marsh, Gloucestershire, GL56 0JZ

Guide Price £345,000, Freehold

## Property Description

Positioned at the forefront of this residential cul-de-sac only a few hundred yards from the centre of this popular North Cotswold market town, this semi-detached, two-storey, three double bedroomed town house is recommended for those looking for a property close to all amenities or for investors looking for a rental property.

From immediately entering the house there is a distinct feeling of freshness in presentation with the majority of the ground floor having LVT luxury wood-effect flooring and brand new vinyl in the kitchen. All matching carpets on the first floor, stairs and landing. The decor is smart and unassuming and features a full-width living and dining room to the rear with a bay window and direct access on to the easy to manage rear garden.

The kitchen has been stylishly fitted with a good range of cream fronted units and a split-level oven and hob.

From a technical point of view the property has gas fired central heating from a combination boiler, there are UPVC double glazed windows and doors, ground floor cloakroom in addition to a four piece bath and shower room suite on the first floor.

There is an integral garage, (with room to actually house a car), and off-street parking to the front.

The Green couldn't be more conveniently located for access to the town centre through Old Market Way and a similar distance to the all important railway station with links to Oxford and London Paddington. The town has two large supermarkets, an array of shops, pubs and restaurants on the High Street and St David's Primary School, also only a short walk away.

This is an ideal property for retirement purposes and is well worthy of internal inspection.

## Accommodation Comprises

### Entrance Hall

With easy returning staircase to first floor, built-in understairs storage cupboard, double radiator, LVT luxury wood-effect flooring. Door to inner hallway. Access to garage.

### Kitchen

(11' 09" x 6' 08") or (3.58m x 2.03m)

Fitted on two sides with wood grain effect laminate work tops with inset stainless steel sink unit with single drainer and mixer tap. Split-level Zanussi ceramic hob with built-in electric circatherm oven below and ducted cooker hood above. Tiled surround to work surfaces. Two-tier cupboard currently with spice and vegetable racks but suitable for housing fridge freezer. Four base cupboards and four matching wall-mounted cupboards and space for dishwasher. Tile-style linoleum flooring. Part-glazed door leading to full-width sitting/dining room.

### Sitting/Dining Room

(17' 08" x 14' 0") or (5.38m x 4.27m)

With double radiator, square-facing bay window with well screened outlook over rear garden. LVT luxury wood-effect flooring to match the hall way and French door leading on to rear porch. Sliding door to garden.

### Ground Floor WC

With two piece suite in white, low flush w.c., wall-mounted wash hand basin with tiled splashback. Electric panel radiator.

### First Floor Landing Area

With built-in airing cupboard, double radiator, access to loft space.

### Rear Bedroom 1

(11' 03" x 9' 01" ) or (3.43m x 2.77m)

Outlook over gardens in a northerly direction, single radiator, double built-in wardrobe.

### Rear Bedroom 2

(11' 11" x 8' 04") or (3.63m x 2.54m)

With double sliding door wardrobe, single radiator, outlook over gardens.

### Front Bedroom 3

(11' 00" x 8' 04" ) or (3.35m x 2.54m)

Built-in single wardrobe, double radiator.

### Family Bathroom/W.C.

With four piece suite in white, low flush w.c., pedestal wash hand basin, handled panel bath with tiled surround and walk-in shower cubicle with sliding doors and Mira Sport wall-mounted electric shower. Dressing mirror with integrated remote lighting. Built-in extractor, 6 foot chrome ladder-style heated towel rail and radiator.

### Outside

#### Front Garden

Concreted area with off-street parking for one vehicle with separate hard standing to one side. Small lawned area with mature hedge row screening to the adjacent property. Small elevated rockery.

#### Side Garden

(34' 1" x 6' 2") or (10.40m x 1.89m)

With outside water tap, gated access to leading to front garden, perfect for bin store.

#### Rear Garden

(23' 7" x 25' 9") or (7.20m x 7.86m)

Triangular in shape with small corner patio taking in the afternoon sun. Triangular lawned area with path surround.

### Garage

(15' 11" x 7' 11") or (4.85m x 2.41m)

With metal up-and-over door, wall-mounted Worcester combination boiler for instantaneous hot water and gas fired central heating. Built-in utility shelf with space and plumbing for automatic washer below and space for tumble dryer.

### N.B

Should anybody be interested in buying this property for investment purposes you would realistically achieve around £1,200.00 per calendar month.







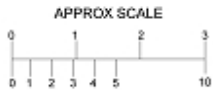
# 18 The Green, Station Road, Moreton In Marsh, GL56 0JZ

Approximate Gross Internal Area  
1054 sq ft - 98 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. 2024



## Directions

Proceeding on foot from our Moreton-in-Marsh office, turn left and then immediately left again in to Old Market Way continuing straight ahead through the car park. After which, turn slightly diagonally to the right, entering The Green on your left and this is the first house on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(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		
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.

