



HOLMANS
ESTATE AGENTS

14 St. Paul's Court, Moreton-in-Marsh, Gloucestershire, GL56 0ET

Guide Price £269,950, Freehold

Property Description

Positioned in a quiet residential back-water, away from mainstream traffic to the South of this popular market town, this semi-detached, two-storey, two bedroom young family home has the advantage of its own garage in addition to off-street parking for one vehicle.

The house itself is warmed by gas fired central heating and UPVC double glazed windows and doors. Other attractions include a smart modern fitted kitchen with built-in oven and hob, washing machine, fridge-freezer and tumble drier. At first floor level there are fitted wardrobes to the main bedroom and a smart modern bathroom/WC with a shower.

The property also has the advantage of an enclosed rear garden designed for ease of maintenance and screened with mature trees.

The property is located on a level position only a few hundred yards from Aldi supermarket and Fosseyway Garden Centre. The property lies approximately 1/4 of a mile away from all the main shops, hostelrys and restaurants in one of the most famous tree-lined high streets in the North Cotswolds, St Davids Primary School and the all important railway station with links to Oxford and London Paddington.

Accommodation comprises:

Entrance Porch

With ceramic tiled floor and circuit breaker unit.

Living Room

(13' 10" x 11' 10") or (4.22m x 3.61m)

With two single radiators, easy staircase rising to first floor and telephone point.

Kitchen

(11' 09" x 8' 05") or (3.58m x 2.57m)

Fitted on four sides with dark grey laminate worktops with inset stainless steel sink unit, single drainer and mixer tap, split-level Zanussi electric hob with Electrolux cooker hood above and oven below, four base cupboards, three tier larder units, ten matching wall-mounted cupboards, one housing Viessmann gas fired central heating boiler, Bosch classic tumble drier, Bosch Vario-Perfect dishwasher and Bosch fridge-freezer. Glazed panel door leading directly onto enclosed rear garden. Built-in under stair storage cupboard with shelves.

First Floor Landing Area

With access to loft space and fitted smoke alarm.

Front Bedroom 1

(11' 10" x 9' 01") or (3.61m x 2.77m)

Single radiator, double and single full height walk-in wardrobes, built-in over stairs airing cupboard with foam lagged cylinder and immersion heater.

Central Bathroom/W.C.

With three piece suite in white, low flush WC, pedestal wash hand basin, panelled bath with folding glazed shower screen and Mira wall mounted electric shower. Tiled walls on three sides, built-in shelves and chrome ladder-style heated towel rail and radiator.

Rear Bedroom 2

(11' 09" x 6' 03") or (3.58m x 1.91m)

Single radiator and outlook over rear garden.

Outside

Rear Garden

(30' 0" x 15' 0") or (9.14m x 4.57m)

With patio immediately adjacent to the property, inter-wowing fencing on three sides with gated access to courtyard. Elevated garden plot with gravel central area and raised flower beds on three sides. Property is screened with mature trees.

Front Garden

Slated area, outside bin store with gas and electricity meters.

There are twin lawned areas with a flag path leading to the rear garden and three mature trees.

Garage

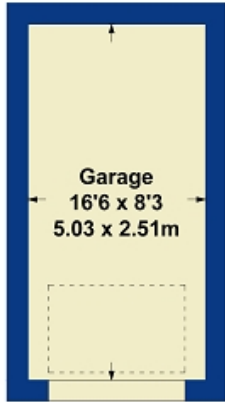
(16' 06" x 8' 02") or (5.03m x 2.49m)

The garage appointed to this property is the second one on the bank of four immediately in front of the property, with tarmac area in front and off-street parking for one vehicle. Garage with metal up-and-over door with strip-light installed.

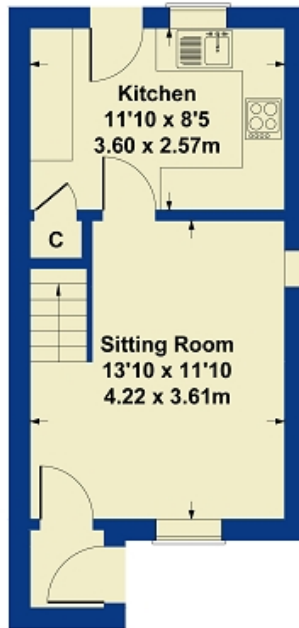


14 St Pauls Court

Approximate Gross Internal Area
689 sq ft - 64 sq m



Garage



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.

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Directions

Directions from our Moreton-in-Marsh office, turn left, continuing South along the high street into Stow Road, turning left into Fossey Avenue opposite the Esso filling station. Turn first left into Bowes Lyon Close and first right into St Pauls Court. This property is located at the end of the cul-de-sac on the right-hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		90
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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