



**HOLMANS**  
ESTATE AGENTS



# 19 Warneford Place, Moreton-in-Marsh, Gloucestershire, GL56 0LR

Offers Over £250,000, Freehold

## Property Description

Positioned towards the end of this popular residential backwater away from mainstream traffic, amongst other houses built in the mid 1930s, this semi-detached, two-storey, three bedroom family home now offers every opportunity to those looking to develop a property to their own requirements and is priced accordingly.

Whilst modernisation is obviously needed, the property does have UPVC double glazed windows and doors and gas fired central heating from a combination boiler. One of the main attractions, however, is the 110 foot long enclosed lawned south facing rear garden and there is every opportunity, subject to the local planning consents, to extend the property at the rear as has been accomplished by many of the neighbouring houses.

The property currently has a through living room and kitchen on the ground floor in addition to potential for a further bathroom and/or utility room. There are three bedrooms and a wet room on the first floor.

Warneford Place is on a level position close to the Old Town in Moreton-in-Marsh, convenient for access to St David's Primary School and only 500 yards from one of the busiest high streets in the North Cotswolds with several supermarkets, a community hospital, a wide range of shops, cafes and hostelrys and the all important railway station with links to Oxford and London Paddington.

## Accommodation comprises:

### Entrance Hall

With easy staircase rising to first floor with pine banister.

### Through Living Room

(15' 6" x 11' 9") or (4.72m x 3.58m)

UPVC double glazed patio doors with southerly aspect over rear garden, single radiator, tiled hearth and mantle.

### Kitchen

(14' 7" x 13' 6") or (4.44m x 4.12m)

Wall-mounted combination boiler for instantaneous hot water and gas fired central heating. Two single radiators. Some fitted units in need of replacement and corner sited laminate work top with three oak-fronted cupboards below and three matching wall-mounted cupboards above. Built-in extractor. Access to rear vestibule. UPVC double glazed back door.

### Bathroom

Space for bathroom, currently unfitted with one tiled wall.

### First Floor Landing Area

Single radiator. Outlook over rear courtyard and garden.

### Wet Room/WC

With two piece suite in white, wall-mounted wash hand basin, low flush w.c., wall-mounted thermostatic shower. Mirrored vanity cupboard, built-in extractor, fully tiled walls and chrome heated towel rail and radiator. Fitted shower screen.

### Front Bedroom 1

(10' 11" x 10' 2") or (3.34m x 3.10m)

Double and single wardrobe with three cupboards below, double radiator and built-in shelved over-stairs cupboard.

### Front Bedroom 2

(11' 8" Max x 11' 11") or (3.56m Max x 3.63m)

Built-in overstairs airing cupboard with lower level heater, double radiator.

### Rear Bedroom 3

(8' 5" x 6' 11") or (2.56m x 2.11m)

South-facing aspect over courtyard and gardens, single radiator.

### Outside

#### Front Garden

(15' 00" x 0' 00" ) or (4.57m x 0.00m)

With flagged ramp suitable for wheelchair access.

#### Rear Courtyard Garden

(22' 1" x 25' 8") or (6.72m x 7.82m)

Elevated plinth immediately adjacent to the property suitable for wheelchair access with built-in French drain. Timber cabin, outside light, separate integrated small garden store. Picket fencing and gate leading to rear garden.

#### Rear Garden

(110' 0" x 35' 00" ) or (33.53m x 10.67m)

Mainly lawned area with dividing pathway, mature shrubs to each side. Gated access leading to rear slip road (completely overgrown), connecting Old Town to the allotments at the end of Fosseyway Avenue.

### Garage

(16' 00" x 8' 00" ) or (4.88m x 2.44m)

A concrete sectional building.

### N.B

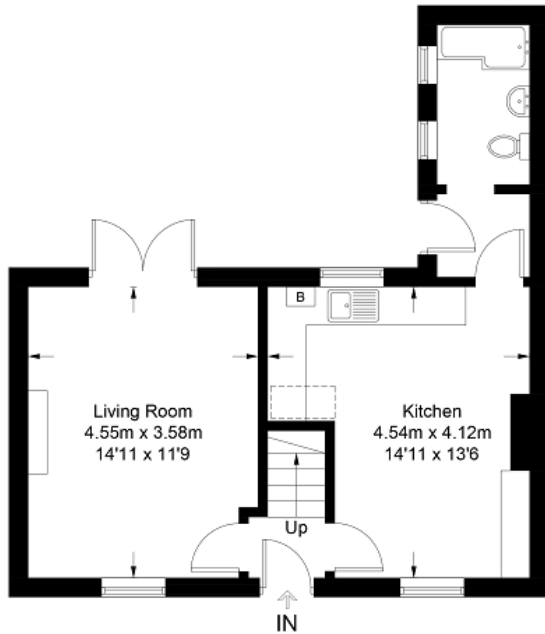
There is a restriction in the sale of the property whereby for the first 8 weeks of marketing, the property can only be sold to those who have lived or worked in the local vicinity for the last 3 years. Clarification of this can be obtained from the housing department of Cotswold District Council. Following this period the property can be sold to anyone as long as it is their main residence.



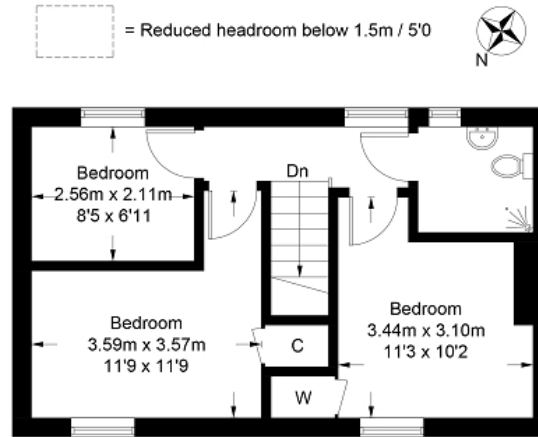




**19 Warneford Place, Moreton in Marsh, GL56 0LR**



**Ground Floor**  
42.2 sq m / 454 sq ft




**First Floor**  
35.7 sq m / 384 sq ft

Approximate Gross Internal Area = 77.9 sq m / 838 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1132702)

**Directions**

From our Moreton-in-Marsh office, turn left and continue south along the High Street, across two mini-roundabouts, and then turning left immediately after The Manor House Hotel into Church Street. At the following crossroads continue straight on and in to Warneford Place. This property is positioned towards the end of the cul-de-sac on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	63	
(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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