



**HOLMANS**  
ESTATE AGENTS



# 2 The Grove, Evenlode Road, Moreton-in-Marsh, Gloucestershire, GL56 0JL

£995 Monthly

## Property Description

A well-presented inner-terraced (middle one of three) town houses positioned to the east of Moreton-in-Marsh on the Evenlode Road and excellent for young couples looking for a property ready for an immediate occupation.

The property is warmed with gas fired central heating from a combination boiler and UPVC double glazed windows. There is a stylish modern fitted kitchen and a modern bathroom suite on the first floor with a rain-style shower head. There is a conservatory extension to the rear with an enclosed decking area and the property has the important advantage of its own car port and off-street parking for two vehicles.

The property comes with a stylish fridge freezer and washing machine.

## Accommodation comprises:

### Front Living Room

(12' 0" x 15' 11") or (3.65m x 4.85m)

With oak-style laminate flooring, four unit shoe cabinet, easy staircase rising to first floor, single radiator and built-in understairs storage cupboard.

### Rear Kitchen

(11' 11" x 7' 10") or (3.64m x 2.38m)

Fitted on three sides with stylish distressed oak-style laminate work tops, complimentary tiled surround, inset 1 1/2 asterite sink unit with single drainer and mixer tap. Three tier pan drawer, double corner cupboard, pull-out spice drawer and single base cupboard. Bosch slot-in washing machine, Samsung freestanding fridge and freezer with water dispenser. Eleven matching wall-mounted cupboards, split-level gas hob over built-in electric circatherm Zanussi oven and canopied cooker hood above. Wall-mounted Worcester combination boiler for instantaneous hot water and gas fired central heating. Single radiator. Double doors opening on to rear conservatory.

### Rear conservatory

(9' 4" x 9' 10") or (2.84m x 2.99m)

UPVC double glazed on five sides with full height sliding blinds and sliding door leading on to rear decking area (4.51m x 4.0m). Double radiator. Correx roof with two extractors.

## First Floor Landing Area

With single radiator.

### Rear Bedroom 1

(12' 0" x 8' 4") or (3.65m x 2.54m)

With oak-style laminate flooring, single radiator and mirrored overstairs wardrobe with sliding doors.

### Central Bathroom/WC

Three piece suite in white with close coupled low flush w.c., panelled bath with glazed shower screen, rain-style shower head and hand-held shower spray. Oval wash hand basin set on to laminated plinth, large dressing mirror, wall-mounted medicine cabinet and shaver point. Ladder-style heated towel rail and radiator, fully tiled surround to bath and complimentary floor tiling.

### Front Bedroom 2

(12' 0" x 9' 5" Max) or (3.65m x 2.86m Max)

Single radiator, timber-style laminate flooring and large wall dressing mirror.

## Outside

### Front Garden

(18' 0" x 0' 0" ) or (5.49m x 0.00m)

With flagged pathway to front door and mature garden plot with established trees.

### Rear Garden

With larch lap and inter-woven fencing. Gated access leading to a central courtyard and parking.

### Car Port

(16' 0" x 8' 0") or (4.88m x 2.44m)

The second of the three car ports is allocated to this property with hardstanding for one vehicle in front.

## Terms and Conditions

Available November.

Rent: £995.00 per calendar month payable monthly in advance by standing order

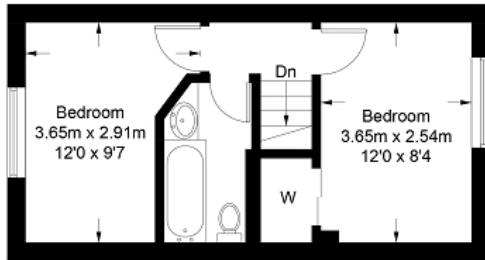
Holding deposit - £229.00 This property will be held for the tenant following this payment whilst references are being applied for and will be returned if references fail, however this will be withheld if the prospective tenant withdraws from the tenancy, gives false or misleading information, fails a rent check or fails to sign the tenancy agreement within 14 days of agreed deadlines.

Security deposit - £1,145.00 (refundable at the end of the tenancy subject to a final inspection).

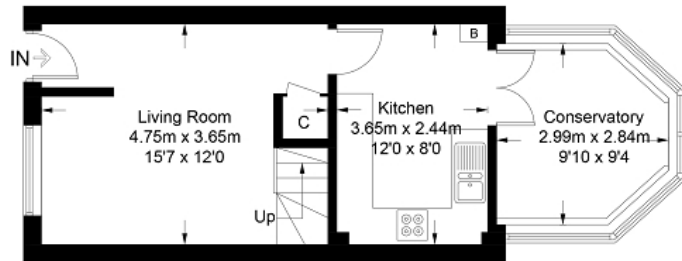




## 2 The Grove, Moreton in Marsh, GL56 0JL



**First Floor**  
27.0 sq m / 291 sq ft




**Ground Floor**  
35.2 sq m / 379 sq ft

Approximate Gross Internal Area = 62.2 sq m / 670 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1140613)

## Directions

From our Moreton-in-Marsh office, turn left and at the first mini-roundabout turn left along the A44 towards Oxford continuing over the railway bridge passing Primrose Court, Harvard Close and Radburn Close on the right hand side. Turn right in to Evenlode Road and this property is then positioned on the right hand side and is the middle one of three modern town houses.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	90
(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>	
<i>Not energy efficient - higher running costs</i>		
<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.



**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.

**HOLMANS**  
ESTATE AGENTS