



**HOLMANS**  
ESTATE AGENTS



# Anchor Cottage, 23 Primrose Court, Moreton-in-Marsh, Gloucestershire, GL56 0JG

Guide Price £285,000, Freehold

## Property Description

Positioned in a quiet residential back quarter away from the main stream traffic and having the benefit of a large full width kitchen extension to the rear, this deceptively spacious, semi-detached two storey, two bedroom contemporary style townhouse is perfect for young couples or single persons and has the advantage of off-street parking for one vehicle.

The property has a small but enclosed south facing rear garden, a central dining area and ground floor cloakroom, the kitchen comes with a built in oven and hob, washing machine and dishwasher. The property has gas fired central heating, sealed unit double glazing and a smart modern bathroom with a shower.

Primrose Court is located to the east of Moreton-in-Marsh, less than 1/2 mile from the town centre where there is a wide range of shops, restaurants, public houses and access to the towns railway station with links to Oxford and Paddington.

## Accommodation comprises:

### Hall

Double radiator, easy staircase rising to the first floor with a pine bannister to one side, antique oak Karndean flooring, UPVC double glazed front door and a dressing mirror

### Living Room

(12' 0" x 14' 4") or ( )  
Single radiator, TV aerial point.

### Dining Room

(10' 08" x 7' 10") or (3.25m x 2.39m)  
Inset spotlights to the ceiling and single radiator, the room is formed in part open-plan with both the living room and kitchen.

### Cloakroom

Two piece suite in white, low flush wc and a wash hand basin which is set into a single cabinet, ceramic tile floor, built-in extractor, shaving mirror, a shelved display area and a store cupboard with built-in shelves.

## Kitchen

(13' 0" x 13' 07") or (3.96m x 4.14m)  
Oak laminate flooring, laminate worktops which are fitted to three sides, an inset 1 1/2 stainless steel sink unit, single drainer and mixer tap, two tier larder cupboard, five base cupboards, two matching wall-mounted cupboards, a canopied cooker hood over a split-level Lemona halogen hob with a built in electric circatherm oven below, eco slim line dishwasher and Bosch washing machine, tile surround to the work surfaces, inset spotlights to the ceiling, two side windows with an easterly aspect and two double windows and doors with a southerly aspect over the rear garden, double radiator and a TV aerial point.

## Landing

Electric smoke alarm.

## Bedroom 1

(10' 03" x 11' 03") or (3.12m x 3.43m)  
Single radiator, built-in single wardrobe and a built in airing cupboard, housing a combination boiler for instantaneous hot water and gas fired central heating.

## Bedroom 2

(8' 3" x 9' 0") or ( )  
Southerly aspect over the garden and a single radiator.

## Bathroom

Three piece suite in white, pedestal wash hand basin, low flush wc, enamelled steel bath with a glazed shower screen and a wall-mounted thermostatic shower, built-in extractor, shaving mirror with strip lighting and a shaver point above, chrome ladder style heated towel rail, a ceramic tile floor and part-tiled walls.

## Rear Garden

(27' 0" x 15' 0") or (8.23m x 4.57m)  
Flagged base shrubbery borders, southerly aspect taking full advantage of the sun most of the day, outside water tap, gated access leading to the front driveway.

## Front Garden

Open-plan lawned area with off-street parking for one vehicle.





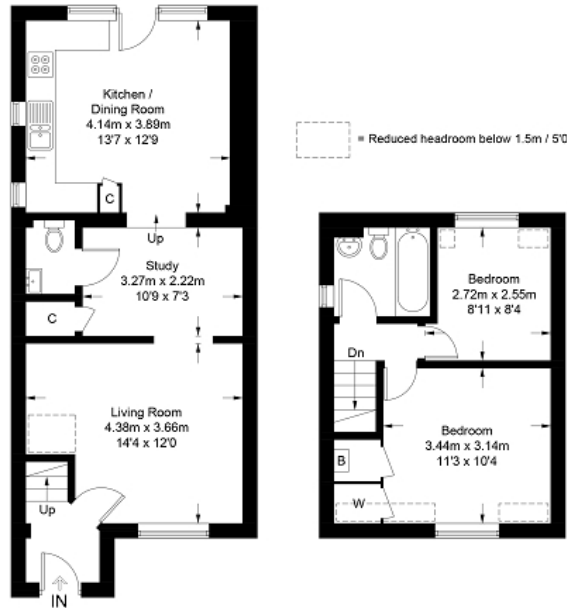


**23 Primrose Court, Moreton in Marsh, GL56 0JG**



**Directions**

From our Moreton-in-Marsh office turn left and at the first mini roundabout turn left along the A44 towards Chipping Norton, continuing over the railway bridge and then taking the second turning on the right into Primrose Court, take the first turning on the right and this property is then the first house on the left hand side.



**Ground Floor**  
45.9 sq m / 494 sq ft

**First Floor**  
26.4 sq m / 284 sq ft

Approximate Gross Internal Area = 72.3 sq m / 778 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1151339)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(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		
<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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