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ESTATE AGENTS

16 Dulverton Place, Moreton-in-Marsh, Gloucestershire, GL56 0HF

Guide Price £335,000, Freehold

### Property Description

Situated on a spacious corner plot in a quiet residential backwater away from mainstream traffic and offering excellent accommodation for young families, this semi-detached, two-storey three bedroomed house is well worthy of internal inspection and vacant possession is offered on completion.

Features of the property include a homely living room with a stone fireplace, a spacious easterly facing conservatory extension to the side adding a whole new dimension to the property and a full-width diner/kitchen with a good compliment of built-in units. At first floor level there are three double bedrooms and a shower room/w.c.

The garden to the side and rear of the property is a real delight and forms one of its main features. This area is totally enclosed with fencing and is perfect for children and dogs alike.

From a technical point of view, the property has UPVC double glazed windows and doors and gas fired central heating from a combination boiler.

Dulverton Place is located to the East of this popular North Cotswold market town and is noted for its longevity of its occupiers. The cul-de-sac is about 1/2 a mile from not only one of the most popular high streets in the North Cotswolds with a wide range of shops and amenities but also close to the local primary school and railway station with links to Oxford and London Paddington. Moreton-in-Marsh is located within the catchment area of Chipping Campden Secondary School.

### Accommodation comprises:

#### Entrance Hall

With easy staircase returning to first floor with pine bannister.

#### Living Room

(13' 02" x 12' 06") or (4.01m x 3.81m)

With stone fireplace with capped flue and stone hearth, single radiator and cornice moulded ceiling.

#### Diner/Kitchen

(17' 07" x 8' 0") or (5.36m x 2.44m)

#### Kitchen Area

Fitted on three sides with marble-style laminate work surfaces and tiled surround, eight medium oak-style base units, ten matching wall-mounted cupboards, two with glazed cabinet display fronts. Slot-in Bush AG56TB gas cooker with built-in cooker hood above. Space and plumbing for automatic washer. Stainless steel sink unit with single drainer. Wall-mounted Worcester combination boiler for instantaneous hot water and gas fired central heating. Stable-style UPVC double glazed door, ceramic tiled floor.

#### Dining area

With single radiator, high-level circuit-breaker cupboard and walk-in understairs storage cupboard.

#### Rear porch

With access to rear garden.

#### Side Conservatory/Garden Room

(11' 10" x 9' 02") or (3.61m x 2.79m)

With northerly, easterly and southerly aspect, double radiator. UPVC double glazed on three sides with double doors opening on to rear garden.

#### First Floor Landing Area

With access to loft space.

#### Front Bedroom 1

(12' 09" x 8' 08") or (3.89m x 2.64m)

With single radiator.

#### Rear Bedroom 2

(11' 10" x 8' 0") or (3.61m x 2.44m)

With single radiator and single shelved airing cupboard with low-level electric heater.

#### Front Bedroom 3

(9' 05" x 8' 08") or (2.87m x 2.64m)

With single radiator.

#### Shower Room / WC

With three piece suite in white, low flush w.c., wash hand basin set on to single cabinet. Large shower unit with sliding glazed door, rain-style shower head with hand-held shower spray.

Fully tiled walls, ladder-style heated towel rail and radiator, shaving mirror.

### Outside

#### Rear and Side Garden

(60' 00" x 60' 00" ) or (18.29m x 18.29m)

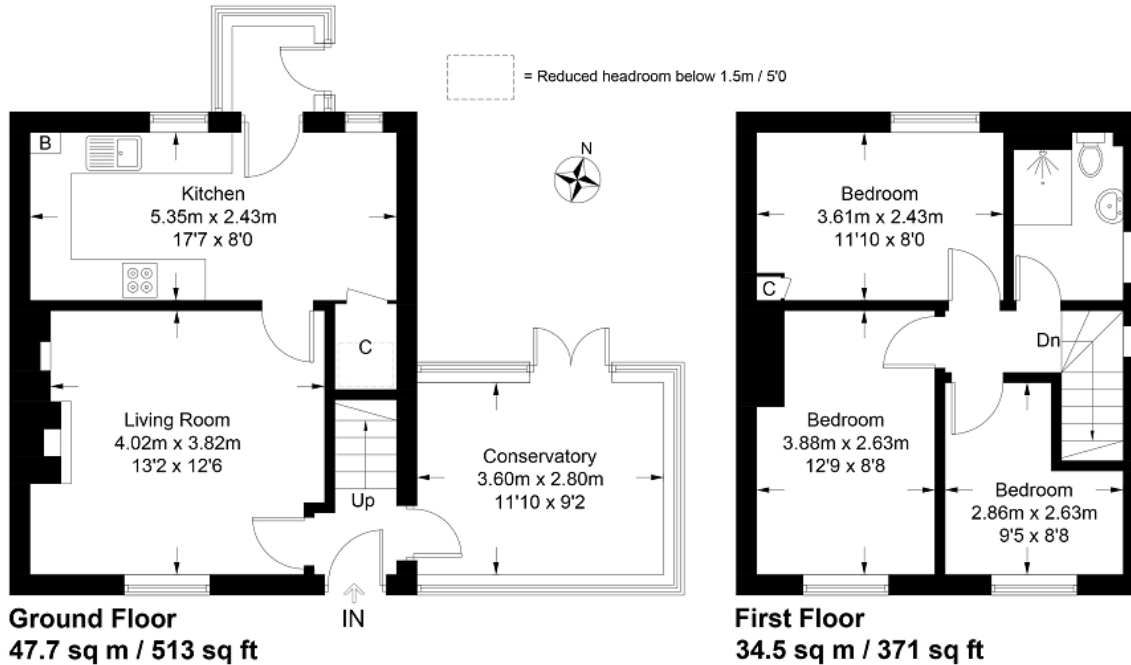
Mainly lawned area with small terrace at the pinnacle of the triangle taking full advantage of the afternoon sun. Small rockery area enclosed with inter-woven fencing on two sides. Elevated decking area immediately adjacent to the property with brick outside store, corner aluminium store and part-timber fenced surround. Flagged patio, elevated garden plot, timber cabin and green metal cabin.

#### Front Garden

Gravelled area with off-street parking for two vehicles. Timber cabin, ideal as refuse area, concreted pathway and small garden area.



## 16 Dulverton Place, Moreton in Marsh, GL56 0HF



## Directions

From our Moreton-in-Marsh office, turn left and at the first mini-roundabout turn left along the Oxford Road towards Chipping Norton, continuing over the railway bridge and after approximately 500 yards turn left in to Dulverton Place. Take the first right in to the cul-de-sac and this property is located a short way along in the corner 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>		86
(69-80) <b>C</b>	71	
(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.

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