



HOLMANS
ESTATE AGENTS

19 Lysander Way, Moreton-in-Marsh, Gloucestershire, GL56 0GD

Guide Price £120,000, Leasehold

Property Description

Positioned in a quiet residential area with the advantage of a south facing enclosed rear garden and offering an excellent opportunity for young couples or single persons for their first step on to the property ladder.

The property has smart, clean luxury vinyl tile flooring to the whole of the downstairs floor, ground floor cloakroom, two bedrooms and a stylish bathroom on the first floor.

The property has gas fired central heating from a combination boiler and sealed unit double glazing throughout. Externally the property has off-street parking for one vehicle and a lawned rear garden.

The property is being sold with the benefit of a 40% share with Sovereign Network Group and terms and conditions will apply to the purchaser.

Lysander Way is located as part of the Moreton Park development to the East of this popular North Cotswold market town with its famous tree-lined High Street, a wealth of shops and amenities, supermarkets and the all important railway station with links to Oxford and London Paddington.

Accommodation comprises:

Entrance Hall

(13' 6" x 6' 6") or (4.11m x 1.99m)

With luxury vinyl tile flooring, single radiator, easy staircase rising to first floor.

Ground Floor Cloakroom

With two piece suite in white, low flush w.c., pedestal wash hand basin, single radiator, Built-in extractor fan, two wall shelves, linoleum flooring.

Kitchen

(6' 11" x 10' 2") or (2.10m x 3.10m)

Fitted on three sides with granite-style laminate work tops, three base cupboards and drawer unit. Space and plumbing for automatic washer, space and plumbing for dishwasher, space for fridge freezer. Four ring gas hob with electric oven below, stainless steel splash back and canopied cooker hood above. Inset stainless steel sink unit with single drainer, two wall shelves. Two tier larder cupboard, five wall-mounted cupboards, extractor fan. Matching flooring in to hallway.

Rear Living Room

(13' 11" x 12' 10") or (4.25m x 3.91m)

With luxury vinyl tile flooring, two single radiators. Back door with southerly aspect over rear garden. Wall display shelf and built-in understairs storage cupboard.

First Floor Landing Area

With access to loft space, gallery-style balustrade.

Front Bedroom 1

(13' 9" x 11' 0") or (4.20m x 3.36m)

With single radiator, two northerly aspect windows, built-in overstairs wardrobe.

Rear Bedroom 2

(15' 7" x 7' 5") or (4.75m x 2.26m)

With single radiator, southerly aspect over rear garden.

Bathroom / WC

With three piece suite in white, low flush w.c., pedestal wash hand basin, handled panel bath. Glazed shower screen with thermostatic shower and tiled surround. Vanity mirror and shaving point. Single radiator, extractor fan. Airing cupboard housing Potterton Pro Max boiler for instantaneous hot water and gas fired central heating and two drying shelves.

Outside

Rear Garden

(48' 11" x 15' 2") or (14.90m x 4.62m)

South facing rear garden taking full advantage of the sun most of the day. Flagged patio perfect for alfresco dining. Lawned area with pathway leading to detached timber cabin. Inter-woven fencing on three sides and part-walled. Outside light and power. Shared side access with pathway to single driveway.

N.B

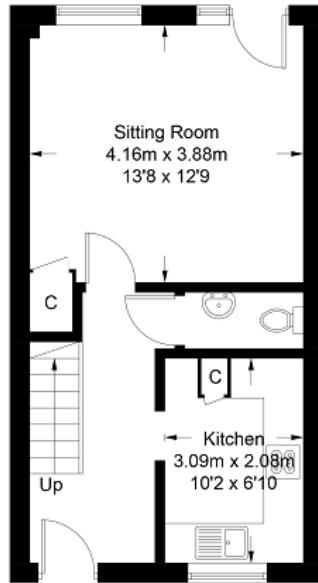
Terms and Conditions

The lease remaining on the property is 112 years with a monthly rental of £427.72 and an annual service charge of £52.02. Prospective buyers must not have an annual income of more than £80,000, be first time buyers or have their own property under offer. They must be over 18 years of age and the property must be used as their sole and primary residence. Prospective purchasers must be able to demonstrate a good credit history and can afford the regular payments in buying the home.

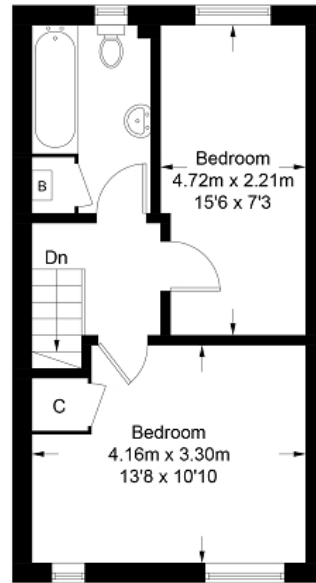
Full terms and conditions will be available to the prospective buyers from the agents.



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Ground Floor
34.1 sq m / 367 sq ft



First Floor
33.8 sq m / 364 sq ft

Approximate Gross Internal Area = 67.9 sq m / 731 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1167889)

Directions

From our Moreton-in-Marsh office, turn left and at the first mini roundabout turn left along the A44 towards Chipping Norton and just after the football club and playing fields on the right hand side, turn left in to Summers Way. Where the road bends round to the left, carry straight on in to Lysander Way and this property is positioned a few hundred yards along on the left hand side on the corner of Meteor Link.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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