



**HOLMANS**  
ESTATE AGENTS

13 Valetta Way, Moreton-in-Marsh, GL56 0FE

Guide Price £120,000 (40% share), Leasehold

### Property Description

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

The property is a combination of carpets and luxury vinyl flooring to the kitchen, bathroom and ground floor cloakroom. There are two bedrooms and a modern bathroom on the first floor.

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

The property is being sold with the benefit of a 40% share with Bromford Housing Association and terms and conditions will apply to the purchasers.

Valetta Way forms part of The Avenue 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

(5' 4" x 4' 11") or (1.62m x 1.50m)

With durable rib door matting flooring, single radiator, door off to downstairs cloakroom and living room.

#### Ground Floor Cloakroom

With two piece suite in white, low flush w.c., pedestal wash hand basin, single radiator, built-in extractor fan, wall shelf, vanity mirror and luxury vinyl flooring.

#### Front Living Room

(17' 3" x 11' 5") or (5.25m x 3.49m)

With carpet flooring, two single radiators and understairs cupboard. Stairs leading off to first floor.

#### Kitchen / Diner

(14' 8" x 10' 2") or (4.46m x 3.11m)

Fitted on three sides with grey laminate work tops, two and a half base units, tall larder unit and drawer unit. Four wall mounted units, another housing Potterton Promax Ultra central heating boiler. Space for fridge freezer, space for washing machine and space for dishwasher. Separate unit housing tumble dryer with cupboard above. Four ring gas hob with electric oven below, stainless steel splashback and canopied cooker hood above. Inset stainless steel 1 1/2 sink unit with single drainer. Luxury vinyl flooring and part-glazed door leading to rear garden.

#### First Floor Landing Area

With access to loft space which has been boarded by Instaloft, gallery-style balustrade. Airing cupboard with shelving and electric heater.

#### Front Bedroom 1

(14' 8" x 9' 5") or (4.47m x 2.86m)

With double aspect to the front, single radiator, built-in half mirrored double sliding wardrobe.

#### Rear Bedroom 2

With single radiator, central heating control panel and window overlooking garden.

#### Bathroom

With three piece suite in white, low flush w.c., pedestal wash hand basin, handled panel bath, shower screen with thermostatic shower and tiled surround. Wall-mounted mirrored vanity cupboard, slim wall-mounted towel rail, extractor fan and luxury vinyl flooring.

#### Outside

##### Front Garden

With shrubs and decorative stone chippings. To the right hand side of the property is a single designated parking space.

##### Rear Garden

(23' 4" x 20' 1") or (7.11m x 6.11m)

Flagged patio area with pathway to timber cabin. Lawned area with pathway leading to side access, outside light and water tap.

#### N.B

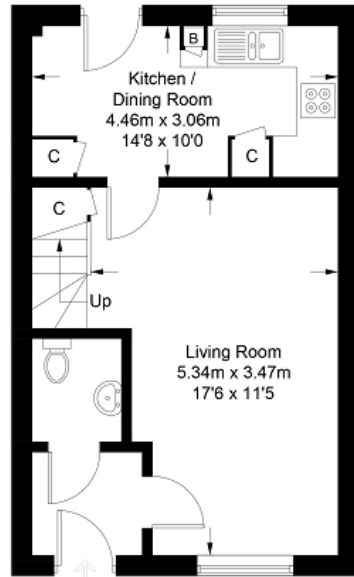
### Terms & Conditions:

The lease remaining on the property is 118 years with a monthly rental of £407.05 and a monthly service charge of £19.24 plus a monthly management fee of £5.15. 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.

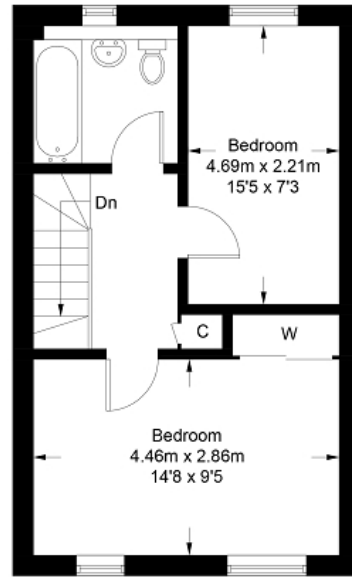




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**Ground Floor**  
34.5 sq m / 371 sq ft



**First Floor**  
34.3 sq m / 369 sq ft

Approximate Gross Internal Area = 68.8 sq m / 740 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1177485)

### Directions

From our Moreton-in-Marsh office, turn right and at the end of the High Street continue over the railway bridge taking the first right on to Todenham Road, continuing past Blenheim Way, past Cornflower Road and taking the next right in to The Avenue. Continue through a line of trees following the road to the right hand side, then taking the second road on the left hand side and first left in to Valetta Way. At the T-junction turn right and this property is a short way along on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(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.



**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.

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