



HOLMANS
ESTATE AGENTS

2 Oxford Street, Moreton-in-Marsh, Gloucestershire. GL56 0LA

£900 Monthly

Property Description

Centrally located just off one of the most famous tree-lined high streets in the North Cotswolds and offering deceptively spacious accommodation over two floors, this self-contained, first floor, two bedroom maisonette is perfect for those looking for a home in the centre of town and ready for immediate occupation.

The property has a modern fitted kitchen with brand new appliances, gas fired central heating from a combination boiler, first floor shower room/w.c., and added character is to be found in some attractive exposed stone walling and timber doors and a staircase to the second floor where there is a very large galleried landing suitable as an office or study. There are two rooms on the first floor, one suitable as a bedroom and one as a living room and main bedroom on the second floor.

The property could not be more conveniently located for all the shops, supermarkets, restaurants and hostellers in Moreton-in-Marsh and is within easy pedestrian access of the all important railway station with direct links to Oxford and London Paddington.

The town is one of the main crossroads between the A44 and the A429 (the Fosseway) and has a vibrant bustling market every Tuesday.

Accommodation comprises:

Ground Floor Entrance Hall

(The door to the adjacent shop is disused). Wall-mounted consumer unit and electric meter, water stop cock. Easy staircase rising to first floor with random pointed stone wall and three wall-mounted light points.

First Floor Landing Area

Frosted glazed door leading to open-plan area with kitchen and staircase rising to second floor.

Front Bedroom 2

(14' 1" x 8' 6" Max) or (4.30m x 2.58m Max)
Double glazed window with sunny southerly aspect along Oxford Street, Double radiator. Two built-in overstairs shelved cupboards.

Front Living Room

(14' 5" x 8' 6") or (4.40m x 2.60m)
Southerly facing window with outlook along Oxford Street. Double radiator. Part-pine wood panelling understairs.

Rear Kitchen

(10' 3" x 10' 0") or (3.13m x 3.05m)
Split-level with landing, double radiator. Kitchen fitted on two sides with beech-style laminate work tops with 1 1/2 bowl stainless steel sink unit with mixer tap and single drainer. Five base cupboards. New slot-in Beko electric oven and grill. Slot-in Beko washing machine and Fridge Master fridge with freezer box. Newly fitted extractor. Access to inner lobby.

Inner Lobby

With wall-mounted wash hand basin, low flush w.c., fully tiled shower cubicle with thermostatic shower. Built-in extractor. Single radiator. Folding door to small utility area with Gloworm combination boiler for instantaneous hot water and gas fired central heating.

Second Floor

Returning staircase with spindle balustrade from first floor lobby.

Galleried Landing Area

(14' 8" x 8' 8") or (4.48m x 2.65m)
Ideal as an office area, access to eaves storage, double radiator.

Bedroom 1

(13' 11" x 8' 8") or (4.23m x 2.64m)
Double radiator, access to eaves storage and outlook in a westerly direction over roof tops.

Term & Conditions

Available immediately.

Unfurnished.

Rent: £900.00 pcm payable monthly in advance by standing order.


Holding Deposit £205.00. 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: £1,025.00 (refundable at the end of the tenancy subject to a final inspection).



Directions

From our Moreton-in-Marsh office, turn left and at the end of the road turn first left in to Oxford Street, this property is then positioned a short way along on the left-hand side opposite the barbers shop.

| Energy Efficiency Rating | | |
|--|---------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | | |
| (39-54) E | 54 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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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