



**HOLMANS**  
— ESTATE AGENTS —

104 Fosseway Avenue, Moreton-in-Marsh, Gloucestershire, GL56 0EA

Guide Price £389,950, Freehold

### Property Description

A deceptively spacious and substantially extended semi-detached two bedroom true bungalow residence positioned midway along a quiet residential cul-de-sac to the south of this popular North Cotswold market town and ideal for those looking for beautifully appointed accommodation on one level.

The property has been totally transformed over recent years and now has a full width kitchen and master bedroom extension to the rear with the kitchen having a good range of fitted units, a lantern roof and easterly facing French doors overlooking the rear garden creating a light and airy ambience.

The bedroom now has its own ensuite shower room in addition to a recently renewed main bathroom suite.

Technically speaking the property has all mostly renewed windows, new internal doors, upgraded wiring and plumbing and gas fired central heating from a recently renewed combination boiler. The garage has been converted in to a store and utility room and the enclosed rear garden has an elevated decking area perfect for alfresco dining.

With off-street parking for around three vehicles, this property is a real delight and should be experienced first hand to be fully appreciated.

Moreton-in-Marsh is serviced with several good quality supermarkets, one close to the end of Fosseway Avenue, two doctors surgeries, a community hospital, a famous tree-lined High Street and a wealth of shops and amenities along with the all important railway station with direct links to Oxford and London Paddington. Most importantly, this side of the town is completely flat and, if proceeding on foot to the town centre, at the end of Fosseway Avenue there is a pathway past some allotments in to the Old Town, St Davids Church and the High Street.

### Accommodation comprises:

#### Entrance Hall

With inner door to hallway.

#### Hallway

(16' 7" x 4' 3" Max) or (5.06m x 1.29m Max)

With oak-style Karndean flooring. Single radiator, access to loft space with drop down aluminium ladder, housing Worcester Bosch combination boiler for instantaneous hot water and gas fired central heating. Built-in shelved airing cupboard.

#### Cloakroom

Three piece suite in white, close coupled low flush w.c., wide wash hand basin set in to cupboard and drawer unit. Panelled bath with fully tiled surround, glazed shower screen with Mira wall-mounted shower. Built-in extractor, inset spotlights to ceiling. Column-style radiator with chrome heated towel rail.

#### Front Living Room

(14' 04" x 10' 10" ) or (4.37m x 3.30m)

Slimline 6 foot high column radiator. Composite marble fireplace and hearth with living flame effect electric fire and integrated convector.

#### Side Bedroom 2

(9' 07" x 7' 09" ) or (2.92m x 2.36m)

Single radiator, integrated electric consumer unit and double cabinet.

#### Master Bedroom Suite

##### Rear Bedroom

(20' 00" x 10' 10" ) or (6.10m x 3.30m)

Open outlook over gardens and treescape. Two full height column radiators.

#### En Suite Shower Room / WC

Three piece suite in white, wash hand basin set on to double cabinet with mosaic-style splashback, wall-mounted mirrored medicine cabinet with integrated lighting. Low flush w.c. Delta-shaped shower cubicle with sliding glazed doors, integrated extractor and thermostatic shower. Chrome ladder-style heated towel rail and radiator

#### Rear Living Kitchen

(16' 08" x 11' 01" ) or (5.08m x 3.38m)

#### Kitchen Area

Fitted on two sides with woodgrain effect laminate work tops, inset asterite sink unit with single drainer and swan-neck mixer tap. Three drawer unit, five separate base cupboards and five matching wall-mounted cupboards. Place for slot-in gas stove with Ciarra canopied cooker hood above and stainless steel splashback. Space and plumbing for dishwasher.

#### Dining area

Picture window, double French doors with matching side panels leading on to easterly-aspect taking in the morning sun. Double radiator. Particularly attractive lantern roof creating a light and airy space. Matching flooring to the hallway. Access to separate utility room.

#### Utility Room

(7' 05" x 6' 11" ) or (2.26m x 2.11m)

Single radiator. Door to rear garden. Space and plumbing for automatic washer and tumble dryer. Open storage cabinet to one side. Access to separate store room.

#### Store Room

(8' 02" x 8' 00" ) or (2.49m x 2.44m)

With metal up-and-over door. Three wall-mounted cupboards, power and light installed.

#### Outside

##### Rear Garden

Elevated decking area immediately adjacent to the property perfect for alfresco dining. Brick wall to one side, inter-woven fencing to two sides. Lower level lawned area and a gravelled area in two sections. Two elevated garden plots, well stocked with shrubs. Two outside lights and outside electricity supply. Outside water tap.

##### Front Garden

(20' 00" x 20' 00" ) or (6.10m x 6.10m)

Gravelled area with triangular flower bed.

#### Driveway

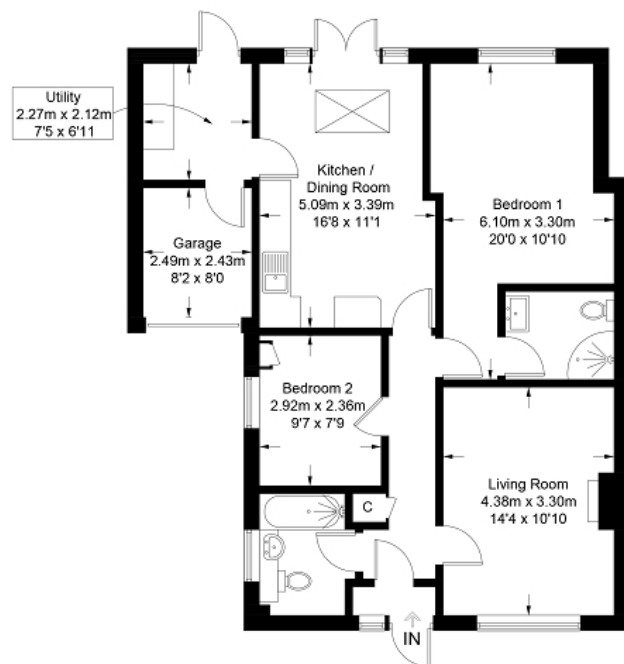
(49' 10" x 0' 0") or (15.20m x 0.0m)

Block paved driveway with off-street parking for approximately three vehicles. Two outside lights.





104 Fosseway Avenue, Moreton in Marsh GL56 0HP



Approximate Gross Internal Area = 83.4 sq m / 898 sq ft  
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1223448)

## Directions

From our Moreton-in-Marsh office, turn left continuing south along the High Street, at the end of which turn left opposite the Esso garage in to Fosseway Avenue. Continue straight on and as the road bends round to the left, this property is then positioned on the right-hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(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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