



**HOLMANS**  
— ESTATE AGENTS —



15 St. James Court, Moreton-in-Marsh, Gloucestershire, GL56 0ER

Guide Price £310,000, Freehold

### Property Description

Occupying a concealed courtyard location at the end of a quiet residential cul-de-sac and offering deceptively spacious accommodation, this semi-detached two bedroom true bungalow residence is recommended for inspection by those looking for accommodation on one level and with the benefit of two off-street parking spaces in addition to the property's own garage.

The main living accommodation is to the rear with an open-plan sitting and dining room area and an extremely well-fitted kitchen with a good complement of units and a built-in oven and hob. From this room there is access to a conservatory extension to the rear.

Throughout the property there are either tiled or oak-style laminate flooring making the property easy to clean and, technically speaking, the property is warmed with gas fired central heating from a combination boiler, Upvc double glazed windows and doors and an atmospheric fireplace in the living room.

The property has a relatively modern fully tiled shower room suite.

Interestingly, the property has fenced garden areas on three sides with two decking areas and direct access from the garden in to its own garage.

St James Court is positioned off Bowes-Lyon Close with access from Fosseway Avenue but there is a pedestrian footpath which leads from the cul-de-sac to Stow Road and ultimately to one of the most popular tree-lined High Streets in the North Cotswolds, all on a level position.

For those therefore looking for an easy to maintain property in a quiet residential backwater away from mainstream traffic this property is strongly recommended for internal inspection.

### Accommodation comprises:

#### Entrance Porch

Ceramic tiled floor, Upvc double glazed front door with ornate glazed inset. Gas and electric meters, Upvc double glazed door leading to entrance hall.

#### Entrance Hall

Ceramic tiled floor, single radiator with shelf above, fitted wall mirror. Consumer unit, access to loft space. Boiler cupboard housing Worcester combination boiler for instantaneous hot water and gas fired central heating. Built-in linen rack.

#### Open plan Living Room/ Kitchen

##### Living Room

(16' 11" x 14' 8" Max) or (5.15m x 4.47m Max)  
Oak-style laminate flooring throughout the whole of the room. One double and one single radiator. Flame-effect electric fire with pinewood surround, small tiled hearth. Double sliding patio doors leading to rear conservatory.

##### Kitchen

(11' 3" x 7' 1") or (3.44m x 2.15m)  
Granite-style laminate work surfaces fitted to three sides with inset 1 1/2 asterite sink unit and single drainer and mixer tap. Tiled surround to work surfaces. Split-level New World gas hob and electric circatherm oven below, stainless steel splashback, canopied cooker hood above. Space and plumbing for washing machine and tumble dryer. Eight base cupboards and two 3 drawer units, thirteen matching wall-mounted cupboards.

#### Rear conservatory

(10' 0" x 7' 08" ) or (3.05m x 2.34m)  
Ceramic tiled floor, Upvc double glazed on all sides with double doors leading on to garden, westerly, northerly and easterly aspect. Lantern-style roof, single radiator.

#### Shower Room / WC

Three piece suite in white, pedestal wash hand basin, low flush w.c., separate shower cubicle with marble-style lining. Wall-mounted thermostatic shower and glazed shower door. Ceramic tiled floor, fully tiled walls, built-in extractor. Mirrored vanity cupboard, wall-mounted strip light and chrome ladder-style heated towel rail and radiator.

#### Rear Bedroom 1

(11' 11" x 10' 04" ) or (3.63m x 3.15m)  
Single radiator and well-screened outlook over rear garden. Oak-style laminate flooring.

#### Front Bedroom 2

(8' 01" x 6' 11" ) or (2.46m x 2.11m)

Oak-style laminate flooring, single radiator.

#### Outside

##### Rear Garden

(14' 2" x 25' 9") or (4.31m x 7.85m)  
Raised decking area in one corner. Mainly flagged base with inter-woven fencing to one side. Timber cabin, outside security light. Separate log store.

##### Side Garden

(7' 1" x 19' 11") or (2.16m x 6.08m)  
Flower bed, flagged pathway, gated access leading to front garden. Outside power point.

##### Front Garden

(16' 5" x 18' 11") or (5.0m x 5.77m)  
Block paved around central decking area, flower bed. Gated access leading to block paved front drive with integrated French drain. Outside water tap.

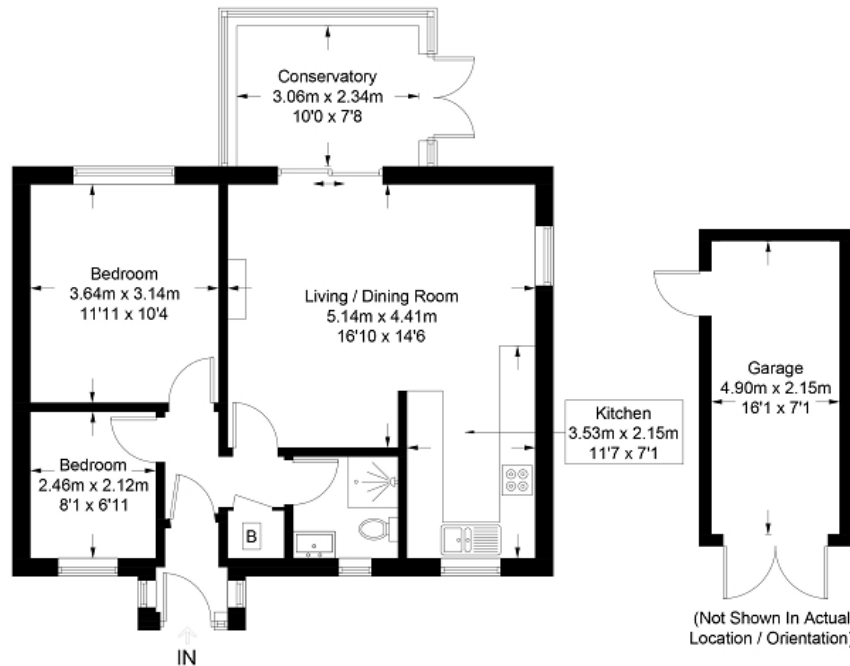
#### Garage

(16' 01" x 7' 01") or (4.90m x 2.16m)  
Double timber doors to the front, power and light installed, access to roof space. Beyond the garage there is further off-street parking for one vehicle in a tarmaced area.





## 15 St. James Court, Moreton in Marsh, GL56 0ER



Approximate Gross Internal Area = 62.3 sq m / 670 sq ft  
Garage = 10.5 sq m / 113 sq ft  
Total = 72.8 sq m / 783 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1232219)

## Directions

From our Moreton-in-Marsh office, turn left and continue south along the High Street turning left opposite the Esso filling station in to Fossey Avenue. Turn left in to Bowes-Lyon Close and at the end of which turn left in to St James Court, this property is then positioned a short way along on the right hand side in the corner of the cul-de-sac. Park either in front of the property or in front of the garage which is the last one of four 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>		
(69-80) <b>C</b>	72	80
(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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