



HOLMANS
ESTATE AGENTS

10 Valetta Way, Moreton-in-Marsh, Gloucestershire, GL56 0FG

Guide Price £425,000, Freehold

Property Description

Occupying a corner location at the Valetta Way and Warwick Link and having particularly well planned accommodation, this semi-detached, double fronted, two-storey three bedroom young family residence is immaculately presented and well worthy of internal inspection.

The property has a distinctive two-storey double bay window to the front with louvred blinds. There is a smart modern fitted kitchen with Karndean flooring and patio doors leading on to the enclosed westerly-facing rear garden taking full advantage of the afternoon sun. The ground floor cloakroom has also been adapted for an automatic washing machine and doubling as a utility area. Both the sitting room and kitchen/breakfast room have a dual-aspect creating a light and airy atmosphere.

At first floor level there is an ensuite shower room to the master bedroom and the two main bedrooms have the distinctive bay windows. The property is warmed with sealed unit double glazing and gas fired central heating from a combination boiler and has a particularly high thermal level. There is off-street parking to a tarmac drive to the side and the property has its own detached garage.

The property was built by Bovis Homes in 2019 and still has the remainder of a 10 year NHBC guarantee available. The property is located in the centre of this modern development formerly know as The Avenue, to the north east of this popular market town where there are a wide range of shops, hosteleries, two doctors surgeries, supermarkets, community hospital, St Davids Primary School and the all important railway station with direct links to Oxford and London Paddington.

It is worth bearing in mind that this property offers vacant possession on completion with no onward chain.

Accommodation comprises:

Entrance Hall

With stairs rising to first floor. Single radiator. Understairs storage space. Karndean flooring.

Downstairs W.C.

Karndean flooring. Two piece suite in white, low level w.c., sink with chrome mixer taps, tiled splashback. Single radiator. Work surface with space for automatic washing machine. Door leading to storage cupboard with six shelves.

Living Room

(18' 0" x 10' 11") or (5.49m x 3.33m)
Box bay window and side window both with louvred-style shutters. Carpeted, two small double radiators.

Kitchen / Breakfast Room

(18' 0" x 11' 0") or (5.49m x 3.35m)
Karndean flooring. Two single double radiators. Box bay window with louvred-style shutters. Seven base units, three drawer units, all in gloss white with chrome handles. 1 1/2 sink with chrome mixer tap over. Laminated work tops. Hotpoint four ring gas burner with extractor fan above, Hotpoint single integrated oven. Integrated dishwasher. Five wall-mounted cupboards, one housing Proton Promax Ultra boiler. Window overlooking garden. Space for fridge freezer.

Landing Area

Spindle balustrade. Loft hatch. Window overlooking front of property. Smoke alarm.

Front Bedroom 1

(11' 11" x 11' 07") or (3.63m x 3.53m)
Box bay window with slatted blinds. Fitted double wardrobe with shelf above. Double radiator. T.V. point.

En Suite Shower Room / WC

Glazed window. Two piece suite in white, sink with chrome mixer tap and tiled splashback. Walk-in double shower with mixer tap and thermostatic mixer tap over. Two fully tiled walls. Shaving point. Wall-mounted vanity mirror. Wall heated towel rail. Built-in extractor fan.

Family Bathroom/W.C.

Karndean flooring. Three piece suite in white, low level w.c., bath with mixer taps and hand-held shower. Sink with chrome mixer tap, tiled splashback. Two fully tiled walls. Single radiator. Built-in extractor. Shaving point.

Front Bedroom 2

(11' 0" x 10' 11") or (3.35m x 3.33m)
Box bay window overlooking front of property. Double radiator.

Rear Bedroom 3

(10' 11" x 6' 10") or (3.33m x 2.08m)
Window overlooking rear garden. Single radiator.

Outside

Front Garden

Pathway leading to front door, decorative Cotswold stone wall running the perimeter of the property. Outside light.

Rear Garden

Walled on two sides with fencing. Laid to lawn with patio area, garden borders with mature shrubbery and tree. Gated side access.

Garage

(19' 08" x 10' 0") or (5.99m x 3.05m)
Security light. Up-and-over door. Power and light. Driveway providing off-street parking for one vehicle.

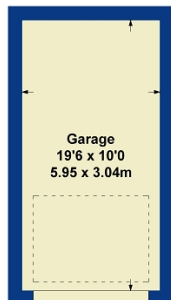
N.B

There is a service charge of approximately £200.00 per annum for the upkeep of communal areas payable to Gateway Management.

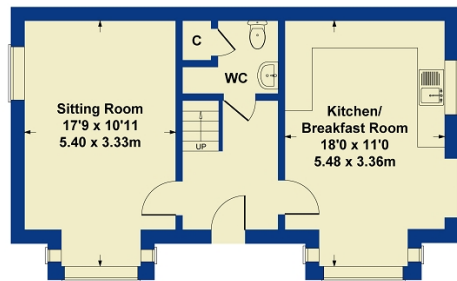


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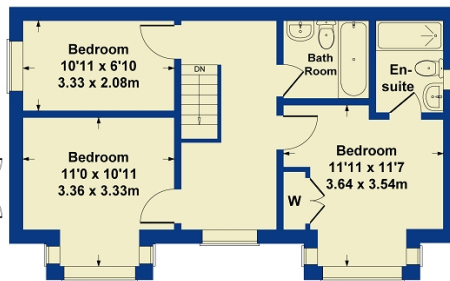
Approximate Gross Internal Area
1173 sq ft - 109 sq m



GARAGE



GROUND FLOOR



FIRST FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

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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 turning on the right in to Todenham Road. Continue for approximately half a mile, turning right in to Windsor Road, proceed as the road bears round to the right and then take the second turning on the left in to Valetta Way. Follow the road around to the left and this property is then positioned on the corner of Warwick Link and Valetta Way on the left-hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(69-80) C		
(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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