



**HOLMANS**  
— ESTATE AGENTS —

8 Harvard Close, Moreton-in-Marsh, Gloucestershire, GL56 0JT

Guide Price £450,000, Freehold

### Property Description

Positioned in small residential cul-de-sac surrounded by other contemporary style homes, this semi-detached three storey, four bedroomed town house was built at the turn of the century and now provides adaptable accommodation for flexible living.

The property has the advantage of a 40 ft enclosed south facing rear garden for optimum sunshine and two separate patio areas for al fresco dining. Internally the property has a separate utility room, an attractive modern kitchen with a range of integrated appliances and a spacious living room with a marble fireplace.

There are two bedrooms and two bathrooms on the first floor, one being the en-suite to the master bedroom and two double bedrooms and a further bathroom on the second floor. The property has off-street parking for one vehicle and the advantage of it's own garage.

Harvard Close is positioned just off the A44, one of the main approaches to Moreton in Marsh and approximately 1/4 of mile from the town centre and access to rail links to Oxford and London.

### Accommodation Comprises

#### Entrance Hall

With ceramic tile floor, easy oak staircase returning to first floor with batoned balustrade, electric smoke alarm, single radiator.

#### Utility Room

(5' 06" x 5' 04") or (1.68m x 1.63m)

With granite style laminate work top, two melamine fronted base cupboards, three matching wall mounted cupboards, part tiled walls, space and plumbing for automatic washer and wall mounted radiator. Master alarm box and built in extractor. This room was previously a cloakroom, it is believed the plumbing and drainage remains in place for future re-installment.

#### Kitchen

(10' 10" x 8' 10") or (3.30m x 2.69m)

With granite style laminate work tops fitted to two sides with inset 1 1/2 stainless steel sink unit with single drainer and swan necked mixer tap. All melamine fronted units incorporating integrated dishwasher, split level four ring AEG gas hob with externally ducted canopied cooker hood above, built in electric oven below. Large pull out pan draw, five further base units and five matching wall mounted cupboards one housing Glow worm micron gas fired central heating boiler. Tile surround to work surfaces, single radiator, ceramic tile floor and inset spotlights to the ceiling.

#### Rear Living Room

(16' 05" x 15' 01") or (5.00m x 4.60m)

With moulded marble fire surround with living flame gas fire and marble hearth. Two single radiators, attractive outlook over southerly facing rear garden, double French doors, cornice moulded ceiling, telephone point and t.v. aerial point. Understairs storage cupboard.

#### First Floor Landing Area

With electric smoke alarm.

#### Rear Bedroom 1

(13' 5" x 13' 1") or (4.10m x 4.0m)

With beech style Karndean flooring, one double and two single wardrobes fitted to one wall with two mirrored doors, fitted bedroom furniture opposite with two single wardrobes, five central cupboards, two bedside cabinets forming well for bed, two wall mounted light points, telephone point and single radiator. T.V. aerial point.

#### En Suite Shower Room/W.C.

With three piece suite in white, pedestal wash hand basin, low flush w.c., shower cubicle with mosaic tiled interior and folding doors, chrome integrated shower head, built in extractor and spotlight. Ladder style heated towel rail and radiator and Karndean style flooring.

#### Family Bathroom/W.C.

With three piece suite in white, enamel steel bath with integrated shower head above, curtain rail and extractor. Low flush w.c., pedestal wash hand basin and ladder style heated towel rail and radiator, built in shaver point, part tiled wall.

#### Front Bedroom 2

(15' 5" x 8' 10") or (4.70m x 2.70m)

Single radiator, t.v. aerial point.

#### Second Floor Landing Area

Galleried style landing with oak banister and balustrade.

#### Central Bathroom

With three piece suite in white, enamel steel bath, low flush w.c. and pedestal wash hand basin, ladder style heated towel rail and radiator, built in extractor, shaver point and spotlights.

#### Rear Bedroom 3

(13' 5" x 11' 2") or (4.10m x 3.40m)

Two double glazed Velux Westerly facing swing window with elevated aspect over roof top, single radiator, t.v. aerial point, built in eaves storage cupboard.

#### Front Bedroom 4

(12' 6" x 9' 2") or (3.80m x 2.80m)

With single radiator, dormer window, t.v. aerial point and built in airing cupboard with pressurised mega flow water tank and pressure vessel. Access to loft space

#### Outside

There are two parking spaces on a block paved area to the right of the front door the left hand space is apportioned to this property. There are two garages within one block and the left hand side of the two garages is apportioned to this property.

#### Garage

(18' 0" x 9' 0") or (5.49m x 2.74m)

With a timber up and over door.

#### Rear Garden

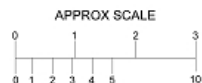
(40' 0" x 25' 0") or (12.19m x 7.62m)

With elevated circular patio to the rear with summer house, circular decking area, pergola to the western side of the garden with well stocked and mature plants and shrubs. Steps descending to lower level patio area immediately adjacent to property, water butts to one side, gated access leading to Harvard Close.



## 8 Harvard Close, Moreton-In-Marsh, GL56 0JT

Approximate Gross Internal Area  
1361 sq ft - 126 sq m



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.

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## Directions

From our Moreton in Marsh office turn left and at the first mini roundabout turn left along the A44 towards Chipping Norton continuing over the railway bridge then taking the fourth turning on the right hand side into Harvard Close. This property is then positioned in the bottom left hand corner of the cul-de-sac.

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>	70	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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