



**HOLMANS**  
ESTATE AGENTS

# 6 St. Peters Court, Moreton-in-Marsh, Gloucestershire, GL56 0ES

Offers Over £330,000, Freehold

## Property Description

A well appointed and thoughtfully improved detached, two storey, three bedroom townhouse positioned in a quiet residential cul-de-sac, just off Fosseyway Avenue and only a few hundred yards to the centre of this popular North Cotswold Market Town.

One of the most impressive features of the property is the U PVC double glazed conservatory extension formed in an open plan with the well equipped kitchen, creating a light and airy ambience and allowing direct access onto the westerly facing enclosed garden. All this is complemented by the large patio doors in the living room creating a picture window over the garden and enabling a walk through experience incorporating the garden and ground floor rooms.

The property has gas fired central heating, a modern bathroom suite on the first floor and externally there is off street parking for one vehicle in front of the attached garage which has been part converted into a utility room.

Moreton-in-Marsh is a thriving North Cotswold town with its own railway station with excellent links to Oxford and London Paddington. There is also a community hospital, a range of supermarkets and primary school and the property is in the catchment area for both the Cotswold School and Chipping Campden secondary school. There is a walkway to the side of the property leading to Stow Road and in turn to the High Street where there are a wide range of shops, hostellers, restaurants, all only a few hundred yards away.

## Accommodation comprises:

### Entrance Hall

(12' 07" x 6' 0") or (3.84m x 1.83m)

With oak laminate flooring and an easy staircase returning to first floor with pine balustrades to one side. Single radiator, fitted smoke alarm, central heating thermostat and under stairs storage cupboard. Access to the ground floor cloakroom.

### Cloakroom/WC

Two piece suite in white with low flush WC and fitted with macerator, wall mounted wash hand basin, part tiled walls, a high level meter cupboard and slate floor.

### Sitting room

(14' 10" x 14' 07") or (4.52m x 4.45m)

Oak laminate flooring, U PVC double glazed sliding patio door forming a picture window with westerly outlook over rear garden. Composite marble fireplace with hearth and moulded surround and living flame gas fire (currently not operational). TV aerial point, six power points, double and single radiators.

### Kitchen

(11' 09" x 8' 02") or (3.58m x 2.49m)

With granite-style laminate work tops fitted to three sides over beech style fronted units incorporating an integrated fridge. There are nine further base units and thirteen matching wall mounted cupboards. Tiled splashback, one and half stainless steel sink unit with single drainer and mixer tap. A double width Belinda stainless steel canopied cooker hood over, space for large range cooker and ten power points. Room formed in part open plan with rear conservatory/dining room, both rooms having limestone style ceramic tiled flooring.

### Conservatory

(10' 01" x 10' 0") or (3.07m x 3.05m)

U PVC double glazed on two sides with access door to rear garden and further access to garage. Two wall mounted light points.

### Landing

Airing cupboard with foam lagged cylinder immersion heater.

### Front Bedroom 1

(14' 07" x 8' 04") or (4.45m x 2.54m)

With windows to both front and rear and both Easterly and Westerly aspects. Single radiator, TV aerial point.

### Rear Bedroom 2

(11' 08" x 7' 09") or (3.56m x 2.36m)

Single radiator and two power points.

### Front Bedroom 3

(8' 05" x 6' 06") or (2.57m x 1.98m)

Built in double over stairs wardrobe with louvred doors and outlook along St Peters Court. Single radiator and two power points.

### Bathroom

Three piece suite in white with low flush WC, pedestal wash hand basin, and Jacuzzi spa bath with central mixer tap. Gainsborough 9.5 SDL wall mounted electric shower with curtain and rail and attractively tiled walls throughout. Single radiator and slate floor.

### Garden

(50' 0" x 25' 0") or (15.24m x 7.62m)

With interlocking fencing on two sides forming a private enclosed area laid to lawn with mature shrubs, trees and decorative stones. An excellent area to enjoy and entertainment particularly in the afternoon and evenings. Gated access leading to small front garden and pathway. Driveway immediately in front of garage.

### Garage

(16' 08" x 8' 02") or (5.08m x 2.49m)

With metal up and over door, drop down aluminium ladder to loft storage area and wall-mounted recently fitted Worcester Bosh combination central heating boiler. Garage currently used also as utility room with laminate work top to one side beneath which there is plumbing for automatic washer and space for fridge/freezer and tumble dryer. Power and light installed and rear courtesy door to garden.



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Approximate Gross Internal Area = 99 sq m / 1066 sq ft  
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID576423)

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## Directions

From our Moreton in Marsh office, turn left and continue across both mini roundabouts. Before leaving the town, turn left opposite the Esso garage into Fosseway Avenue, first left into Bowes Lyons Close and first left again into St Peters Court. This property is then almost dead ahead.

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>		79
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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