



**HOLMANS**  
ESTATE AGENTS

#### Property Description

Positioned in a small courtyard location within a residential cul-de-sac away from main stream traffic and providing excellent accommodation for couples, young families or for those looking for a property for investment purposes, this semi-detached, two-storey, two bedroom town house has been substantially extended to the rear with the addition of an extra dining room and is strongly recommended for internal inspection. The property has the advantage of an enclosed westerly-facing rear garden taking full advantage of the afternoon sun and off street parking in a block paved area to the side for two cars.

The property has a modern fitted kitchen with a built-in oven and hob, gas fired central heating from a combination boiler and UPVC double glazed windows and doors.

Primrose Court is located to the east of Moreton in Marsh just off the London Road within quarter of a mile of the High Street, St David's primary school and Moreton in Marsh railway station with links to Oxford and London Paddington. The town is a hive of activity with a good range of shops, hosteries, supermarkets and the town has its own community hospital.

#### Accommodation comprises:

##### Entrance Hall

Easy staircase rising to first floor. Mahogany style UPVC double glazed front door.

##### Living Room

(11' 11" x 14' 06" ) or (3.63m x 4.42m)  
Double radiator.

##### Kitchen

(14' 03" x 7' 01" ) or (4.34m x 2.16m)

Fitted on four sides with laminate work surfaces with tiled surround, inset stainless steel sink unit with single drainer and mixer tap. Gas hob with built-in cooker hood above and electric circatherm oven below. Space and plumbing for automatic washing machine and dishwasher. Seven beech-style fronted base cupboards, six matching wall-mounted cupboards, two-tier larder cupboard. Space for fridge freezer. Outlook over westerly-facing rear garden. The kitchen formed in part open-plan with rear dining room with archway between the two rooms with both areas having grey oak-style laminate flooring.

##### Dining Room

(11' 01" x 7' 10" ) or (3.38m x 2.39m)  
Inset spotlights to the ceiling. Worcester combination boiler for instantaneous hot water and gas fired central heating. Double radiator and UPVC double glazed French door leading onto rear garden.

##### First Floor Landing Area

##### Bathroom / WC

Three piece suite in white, low flush wc, pedestal wash hand basin and panelled bath with shower attachment, part-tiled walls and low level dressing mirror. Single radiator.

##### Rear Bedroom 2

(9' 00" x 7' 06" ) or (2.74m x 2.29m)  
Single radiator. Outlook over garden and treescape.

##### Front Bedroom 1

(11' 04" x 10' 01" ) or (3.45m x 3.07m)  
Single radiator, built-in over stairs linen cupboard and built in single wardrobe.

##### Outside

##### Front Garden

Small paved area and mature shrubs. Block paved area to the side providing parking for two vehicles.

##### Rear Garden

Approximately 25 ft deep x 25 ft wide. Mainly lawned area with mature tree to the rear forming adequate screening. Concreted and flagged patio and separate side patio immediately adjacent to the dining room extension. Outside water tap and pvc garden store. To the side of the property there is block paved parking area with elevated garden area to the rear. The courtyard in which the property stands is jointly maintained by the four properties within this area although there is no official service charge agreement.

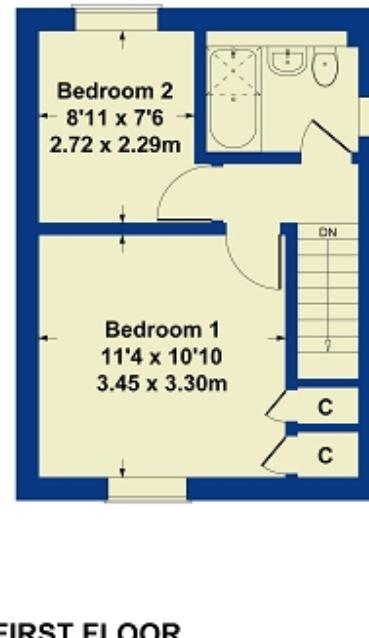
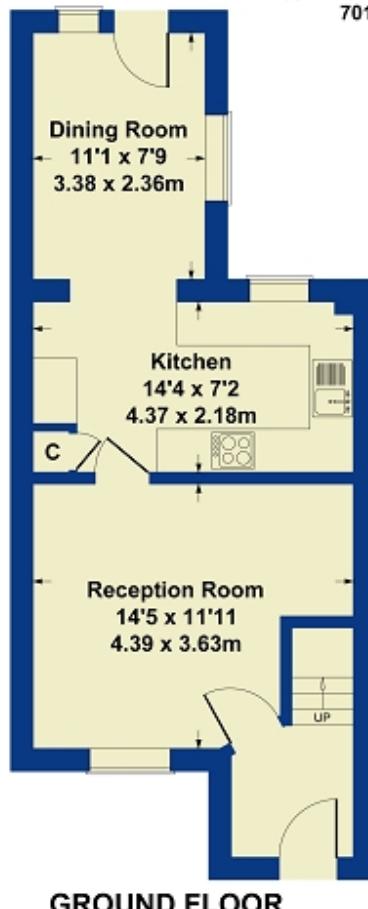
##### N.B

The white goods in the property are available by separate negotiation.



# 26 Primrose Court

Approximate Gross Internal Area  
701 sq ft - 65 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 onto the A44 towards Oxford continuing over the railway bridge and taking the second turning on the right into Primrose Court. Continue past the first cul-de-sac on the right hand side, turn immediately into a private courtyard of four properties, the first one of which is no. 26.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	79
(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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