



**HOLMANS**  
ESTATE AGENTS

15 Wellington Road, Moreton-in-Marsh, Gloucestershire, GL56 0HZ

Guide Price £335,000, Freehold

### Property Description

Positioned in a residential cul-de-sac away from mainstream traffic and offering excellent young family accommodation, this stylishly modernised semi-detached, two-storey, three bedroom young family home has been thoughtfully upgraded over recent years and is strongly recommended for internal inspection.

The property itself has a cosy through sitting room with a homely woodburning stove and a particularly attractive kitchen with a good compliment of modern units, parquet oak worktops, ceramic tiled floor and double patio doors leading on to the rear garden. The property is further warmed from gas fired central heating from a combination boiler and Upvc double glazed windows and doors. At first floor level, the main bedroom has built-in wardrobes and a recently renewed bathroom/w.c. with a highly desirable rain shower head.

However, one of the highlights of the property for a young family is the 170 foot mainly lawned rear garden with a large timber cabin and off-street parking for approximately three vehicles, all incorporated within a plot size of 0.13 acres.

Wellington Road is positioned to the South East of this popular North Cotswold market town famous for its tree-lined High Street with a wealth of shops and hostelrys, two good quality supermarkets, community hospital and the all important railway station with links to Oxford and London Paddington. The town has its own primary school and is within the catchment of Chipping Campden secondary school.

### Accommodation Comprises

#### Entrance Hall

Tiled floor. Currently used as storage so the main entrance is now to the rear.

#### Through Kitchen/Diner

(14' 11" x 10' 03") or (4.55m x 3.12m)

Ceramic tiled floor. Double radiator. Light oak-style parquet worktops fitted to two sides with inset 1 1/2 ceramic sink unit with single drainer and swan neck mixer tap and integrated hot water tank below suitable for boiling water. Integrated water filter. Four ring Beko gas hob with built-in electric circatherm oven below set in to original fireplace. Seven base cupboards. Five matching wall-mounted cupboards. Double patio doors opening on to rear garden. Easy staircase leading to first floor.

#### Ground Floor Cloakroom

Two piece suite in white, low flush w.c., pedestal wash hand basin and ceramic tiled floor. Single radiator. Double built-in base cupboard. Central heating control. Access to small loft area.

#### Separate Larder Cupboard

Circuit breaker unit, tiled floor and outlook over garden.

#### Living Room

(14' 10" x 11' 04") or (4.52m x 3.45m)

Cast iron woodburning stove set on to flagstone hearth in original fireplace. Painted ceiling beams, two double radiators.

#### First Floor Landing Area

Access to loft space, housing gas central heating boiler.

#### Front Bedroom 1

(12' 02" x 10' 06") or (3.71m x 3.20m)

Double built-in wardrobe to recess, original cast iron fireplace for ornamental purposes. Single radiator.

#### Front Bedroom 3

(8' 08" x 6' 00") or (2.64m x 1.83m)

Single radiator.

#### Rear Bedroom 2

(8' 09" x 8' 05") or (2.67m x 2.57m)

Single radiator. Particularly attractive outlook over 170 foot rear garden.

#### Rear Bathroom

(10' 8" x 4' 6") or (3.24m x 1.37m)

Three piece suite in white, wall-mounted Utopia wash hand basin with built-in cupboard below. Low flush w.c., enamel steel bath with rain shower head, side screen and hand-held shower spray. Attractive tiled surround to the bath, ladder-style heated towel rail and radiator. Double wall-mounted vanity cupboard with integrated light, built-in extractor.

#### Outside

Patio immediately adjacent to the property with integrated outside store, excellent storage and space and plumbing for automatic washing machine.

#### Rear Garden

(170' 0" x 30' 0") or (51.82m x 9.14m)

Off-street vehicle parking for approximately 3 cars with shared graveled driveway leading to Wellington Road. Curved flagged patio area perfect for alfresco dining and separate log cabin, power and light installed, (10ft x 16ft). Mainly laid to lawn with fence surround and treescape to the rear.

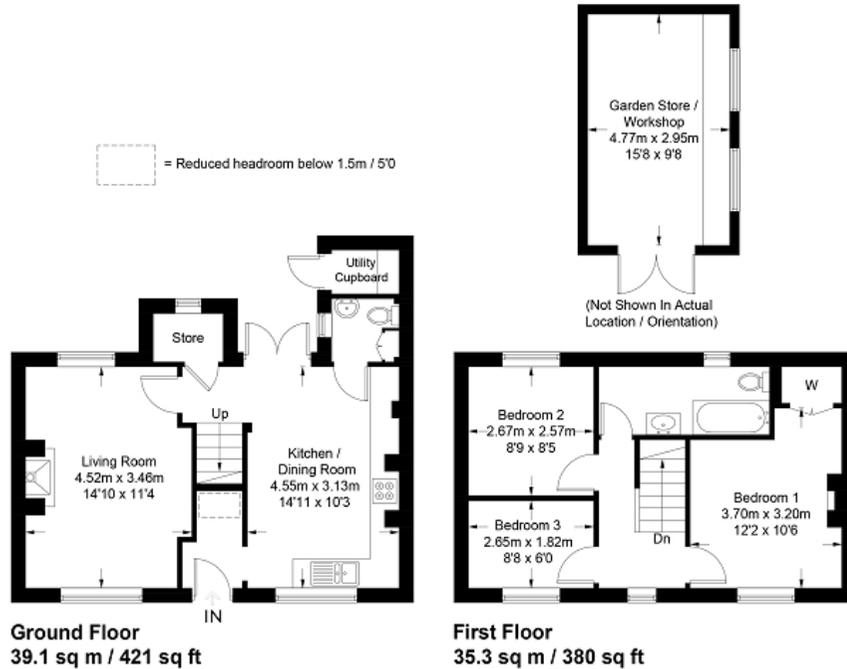


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### Directions

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. After approximately 1/4 of a mile turn right in to Evenlode Road and after 1/4 of a mile turn left in to Wellington Road. This property is then the penultimate one on the left-hand side.



Approximate Gross Internal Area = 74.4 sq m / 801 sq ft  
 Outbuildings = 15.4 sq m / 166 sq ft  
 Total = 89.8 sq m / 967 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1271832)

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>	62	
(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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