



HOLMANS
ESTATE AGENTS

52 Beceshore Close, Moreton-in-Marsh, Gloucestershire, GL56 9NB

Guide Price £575,000, Freehold

Property Description

Situated in a quiet residential area and accessed through a private driveway, offering contemporary style living accommodation. This three bedroom, double-fronted semi-detached property has been beautifully enhanced by the current owner and stylishly appointed throughout.

The property has three double bedrooms, one with an ensuite shower room and a separate family bathroom with attractive modern fittings, an open-plan kitchen dining room, spacious living room with French doors opening in to the light and airy conservatory overlooking the well-stocked landscaped rear garden.

Beceshore Close is positioned in a particularly attractive modern development on the outskirts of Moreton-in-Marsh with pedestrian access to both the town centre and the railway station with direct trains to Oxford and London Paddington.

Accommodation Comprises

Entrance Hall

Laminated oak effect flooring. Single radiator. Stairs rising to first floor. Double half-glazed oak doors leading to;

Cloakroom

Hanging coat hooks. Door leading to kitchen and door to w.c.

Downstairs W.C.

Two piece suite in white, low level w.c., sink with chrome mixer tap and vanity cupboard below. Heated chrome towel rail. Extractor fan. Wooden double-glazed screened side window. Consumer unit, Justice security system alarm box (not connected).

Kitchen / Breakfast Room

(16' 10" x 11' 0") or (5.13m x 3.35m)

Open-plan. Double aspect with double glazed windows to front. Half carpeted and half ceramic tiled floor. Double radiator. T.v. aerial point. Understairs storage. Units fitted to three sides. Five base Shaker-style painted units with chrome handles, nine drawers. Four wall-mounted cupboards, two with glazed fronts, wine rack. Dark mahogany style laminated work surfaces. Cream work top with tiled splashback. Cornice pelmet to ceiling. Two decorative end shelves. Bosch integrated dishwasher. Whirlpool integrated microwave. Integrated Gorenje double oven with Whirlpool four ring gas burner above. Whirlpool extractor fan above. There is also an under the counter integrated Whirlpool fridge and freezer.

Sitting Room

(17' 06" x 11' 04") or (5.33m x 3.45m)

Laid to carpet. Double aspect with double glazed window overlooking front of property. Double glazed wooden patio doors leading in to conservatory. T.v. point, telephone point. Two double radiators. Gas inset fireplace set in black marble stone with wooden painted fire surround in a contemporary design.

Dining Room

(9' 07" x 8' 03") or (2.92m x 2.51m)

Dimmer switch lighting and two wall lights along with main central wall light.

Utility Room

Two base units. Space and plumbing for washing machine. Mahogany style work surface with stainless steel sink unit and drainer. Cupboard housing Worcester Bosh boiler for instantaneous hot water and gas fired central heating. Spotlights to ceiling. Small window overlooking rear garden. Single radiator. Part-glazed door leading to conservatory.

Conservatory

(11' 03" x 11' 01") or (3.43m x 3.38m)

Tiled floor. Two wall-mounted light fittings. Glazed screen door to outside leading to driveway. Pitched roof. Cat flap to rear garden.

First Floor Landing Area

Spindle balustrade and handrail. Gallery style spacious landing area. Single radiator. Access to boarded loft space. Useful storage cupboard housing water tank with shelves.

Front Bedroom 3

(11' 04" x 9' 0") or (3.45m x 2.74m)

Double glazed wooden windows overlooking front of the property. Single radiator. Space for wardrobe.

Rear Bedroom 2

(12' 0" x 8' 02") or (3.66m x 2.49m)

Double glazed wooden window with outlook over rear garden. Single radiator. T.v aerial point.

Family Bathroom/W.C.

Predominantly tiled with white marble effect tiles. Three piece bathroom suite with shower rain head over bath and mixer taps with hand-held shower spray. Chrome grab rail. Two chrome towel rails. Vanity cupboard with vanity mirrored wall-mounted cupboard above. Sink housed in vanity cupboard providing storage with chrome taps over. Chrome shelf above. Shaver point. LVT light oak wood effect flooring. Low level w.c. Glazed window overlooking rear garden. Single radiator. Towel rail and mounted towel holder.

Master Bedroom Suite

(13' 01" x 9' 10") or (3.99m x 3.00m)

Double glazed window to the front. Single radiator.

Ensuite Shower Room/WC

Three piece suite in white. Corner shower unit with Hydro Max thermostatic shower with large shower head, grab rail. Low level w.c., sink with mixer tap and vanity cupboard below. Mirrored vanity unit above. Shaver point. Tiled on three walls. Chrome heated towel rail and radiator. Tiled flooring.

Outside

Rear Garden

Patio area, mature shrubs, well stocked borders. Half lawned area fenced to one side. Two apple trees, fig tree and cherry tree and taking centre stage is a beautiful mulberry tree. Stone slate water feature. Patio with chippings area. Foliage archway leading to summer house providing storage. Outside water tap and power.

Front Garden

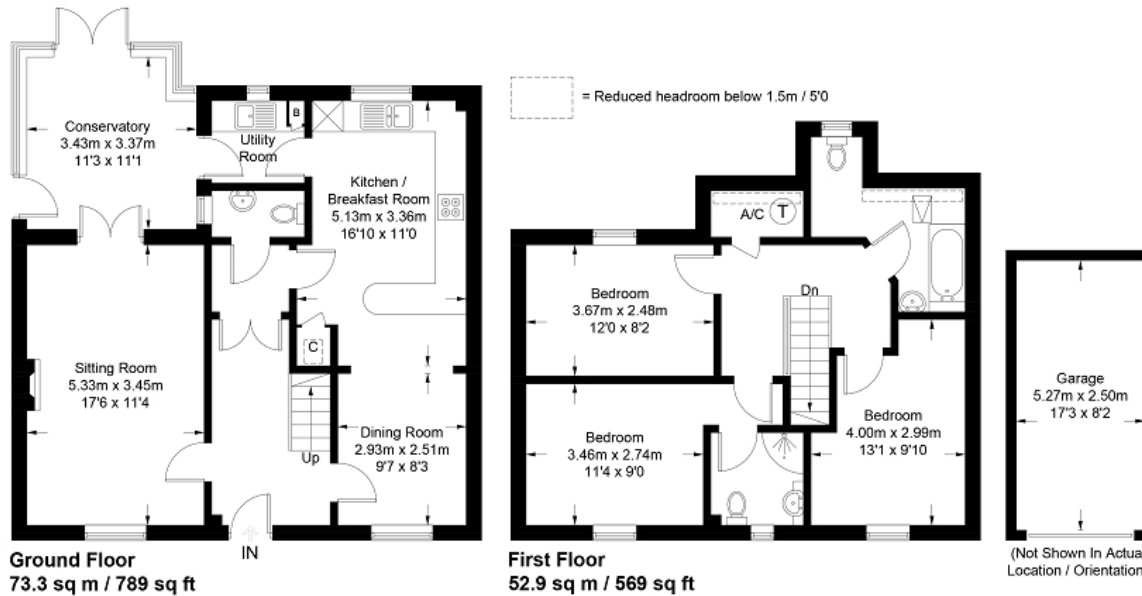
Single Garage

(17' 03" x 8' 02") or (5.26m x 2.49m)

Pitched roof detached garage with motorised up-and-over door. Power and lights. Offering two tandem parking spaces.



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Approximate Gross Internal Area = 126.2 sq m / 1358 sq ft
 Garage = 13.1 sq m / 141 sq ft
 Total = 139.3 sq m / 1499 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1310102)

Directions

From our Moreton-in-Marsh office, turn right and at the end of the High Street continuing over the railway bridge taking the second turning on the right in to Todenham Road and the first right in to Blenheim Way. Continue straight ahead and then right in to Beceshore Close and first left across the private driveway leading to the property. Number 52 is situated as the last pair of semi-detached properties on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	77	
(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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