

Peter Clarke



2 Swan Close, Moreton-in-Marsh, GL56 0BE

£275,000

Two bedroom semi detached bungalow centrally located for the High Street. Set back from the road, the property has 2 bedrooms, bathroom, sitting room, conservatory and kitchen. There is a sizeable rear garden and garage en bloc. The property could now do with some updating. No onward chain.



MORETON IN MARSH Is a north Cotswold town offering a broad range of local amenities with library, post office, primary school, cottage hospital, pubs hotels and a good range of shops including the new Aldi store. One of the big attractions of Moreton in Marsh is its train station with direct line running regularly between Worcester and London Paddington. Situated on the Fosse Way, access is easy to a host of major towns including Cheltenham (22 miles), Oxford (27 Miles) and Stratford (17 miles).

ACCOMMODATION

HALL With doors off to principal rooms.

BEDROOM Dual aspect with views to the front.

BEDROOM Double bedroom with fitted wardrobe and picture window to the front.

SITTING ROOM With sliding doors opening onto the conservatory.

CONSERVATORY With doors opening onto the rear garden.

KITCHEN With a range of wall and base units, pantry cupboard and door to the rear garden.

BATHROOM With bath, w/c, hand basin and heated towel rail.

OUTSIDE The property is set back from the road with a lawned front garden. Side access leads to the rear garden which has a

patio area by the house and then good size garden separated halfway into two sections.

GARAGE Single garage enbloc with driveway parking for one car.

GENERAL INFORMATION

TENURE The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES We have been advised by the vendor that mains electricity and water are connected to the property although this should be checked by your solicitor. The property has electric night storage heating.



RIGHTS OF WAY The property is sold subject to and with the benefits of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned here in or not.

COUNCIL TAX: Council Tax is levied by the Local Authority Cotswold District Council and is understood to lie in **Band C**

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

DIRECTIONS: From Chipping Campden take the A44 towards Moreton-in-Marsh. Just before arriving in Moreton Swan Close will be found on your right hand side identified by our For Sale board.

VIEWING: By Prior Appointment with the Selling Agents.

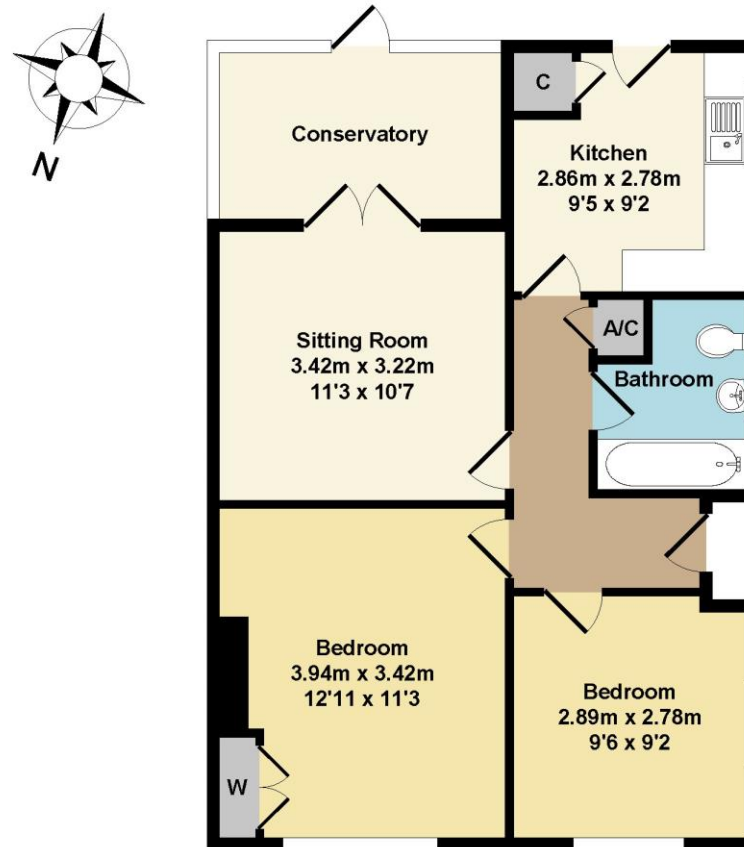
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Total Approx. Floor Area 58.40 Sq.M. (629 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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