



Dulverton Place

**Moreton in Marsh
GL56 0HF**



Description

A well presented three bedroom semi-detached family house situated at the end of a cul-de-sac and within easy reach of town centre amenities. Entrance hall, cloakroom, sitting room, conservatory, kitchen/breakfast room, utility cupboard, master bedroom with en-suite bathroom, two further bedrooms and shower room. Outside there are gardens to the rear and side with an elevated patio area. There is also off road parking to the front of the property.

Council Tax Band C.

Location

Moreton in Marsh is a north Cotswold town

offering a broad range of local amenities, with library, post office, primary school, North Cotswold Hospital, sports facilities and swimming pool open to the public at the renowned Fire College, pubs, hotels and many specialist shops. Moreton in Marsh is also host of the largest street market in the Cotswolds which runs every Tuesday, is a stones throw away from Batsford Arboretum and Gardens and the Cotswold Falconry Centre, with the award winning Daylesford Organic Farm and Stores just around the corner. Moreton In Marsh also has its train station, with a direct line running regularly between Worcester and London Paddington.

Directions

From the offices of Harrison James & Hardie


proceed out on the A44 London Road towards Chipping Norton. Continue over the railway bridge and after a short distance turn left into Dulverton Place. Take the first turning right and number 19 can be found at the end identified by our For Sale board.

Tenure & Possession - Freehold

We understand the property to be Freehold. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

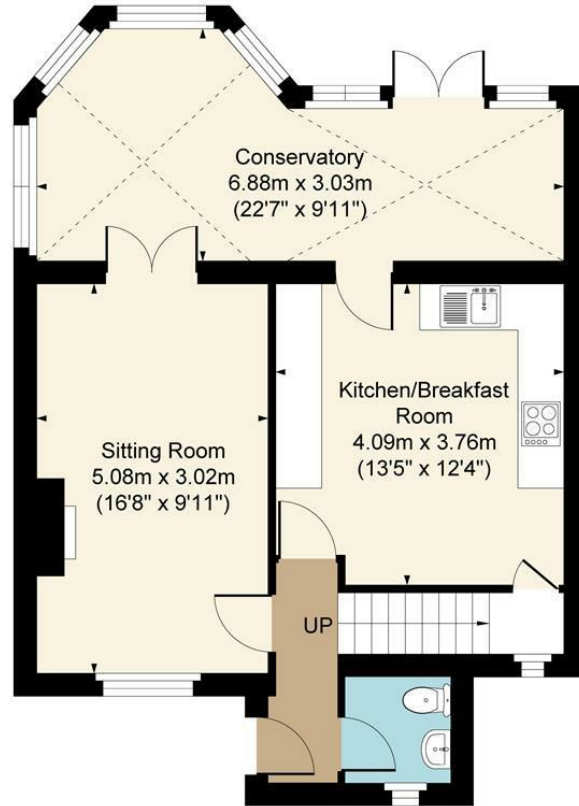
Viewing Arrangements -

Viewing by prior arrangement with Harrison James & Hardie on 01451 822977, or 01608 651000.

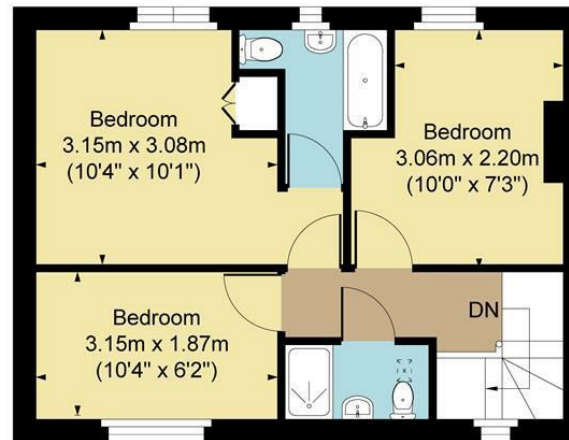
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



19 Dulverton Place, Moreton GL56 0HF
Main House Approx. Gross Internal Area:- 91.17 sq.m. 981 sq.ft.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

www.dmlphotography.co.uk

Notice

harrison james & hardie has not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their condition and working order. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the condition and working order of all items included.

These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of harrison james & hardie or the vendors or lessors. None of the statements contained within these particulars as to this property are to be relied on as statements of representation of fact. All dimensions, photographs, floorplans, or any reference to necessary permissions for use and occupation and their details are given in good faith and any intending purchasers or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The vendors or lessors do not make or give and neither harrison james & hardie, nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property or particulars, nor enter into any contract relating to the property on behalf of the vendor.

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Moreton in Marsh

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