



20 Sunderland Road
Moreton-In-Marsh
Gloucestershire
GL56 0JW



Description

A well-presented Cotswold stone three bedroom semi-detached family home situated on the popular Moreton Park development and still having the remainder of its NHBC guarantee. The accommodation briefly comprises: entrance hall, sitting room, kitchen with a range of integrated appliances, cloakroom, three bedrooms and family bathroom. Outside there is an enclosed rear garden laid to patio, driveway providing Off Road Parking. Internal inspection is highly recommended.

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 centre of Moreton in Marsh, take the A44 towards Chipping Norton and continue along this



road before taking the left hand turning into Moreton Park. Follow the road round to the left into Summers Way. Follow the road right to the end and turn left on to Stirling Way, continue to the end of Stirling Way and where it meets Sunderland Road number 20 can be found on the corner.

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			95
(81-91) B		82	
(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 	



20 Sunderland Road

Approximate Gross Internal Area = 67 sq m / 720 sq ft



Illustration for identification purposes only.
measurements are approximate, not to scale. (ID754304)

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.

harrison james & hardie is a trading name of Harrison & Hardie Ltd registered in England and Wales no: 3889306.

Bourton on the Water

High Street, Bourton on the Water
GLOS GL54 2AN
Tel: 01451 822 977 Fax: 01451 822 961
Email: bourton@harrisonjameshardie.co.uk

Moreton in Marsh

High Street, Moreton in Marsh
GLOS GL56 0AF
Tel: 01608 651 000 Fax: 01608 651 411
Email: moreton@harrisonjameshardie.co.uk