



19 Albemarle Close
Moreton-In-Marsh
Gloucestershire
GL56 0NQ



Description

A three bedroom semi-detached house positioned in the northern side of the popular Moreton Park development is now available for sale. Internally viewing is highly recommended of this ideal family home.

Set over two levels this home comprises: entrance hall with staircase to the first floor, to the left of the hall you will enter in to the living room which leads through to the fully fitted modern kitchen/breakfast room, utility area and downstairs toilet. On the first floor is a master bedroom with built in wardrobes, en-suite shower room, 2 further bedrooms (one double and one single) and a family bathroom.

Benefits include a range of integrated appliances in the kitchen, ample storage space throughout, individually

controlled central heating systems for each level, gas central heating and double glazing.

Externally the property has a driveway which can accommodate one vehicle in addition to a detached single garage which has been upgraded with power and epoxy resin flooring.

There is a private rear walled garden which is easterly facing and secluded offering a patio and slate shingled area.

Council Tax Band D

Location

Albemarle Close is located at end of Lysander Way and off Stirling Way which means this cul-de-sac is very quiet



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 right on to Stirling Way where Albemarle Close is a turning on the left and the house will be found on the right hand side.

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	83	
(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	

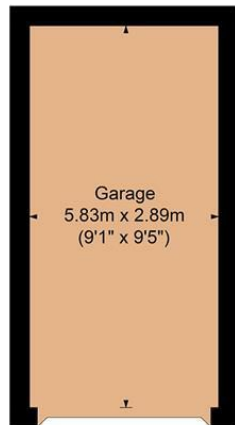


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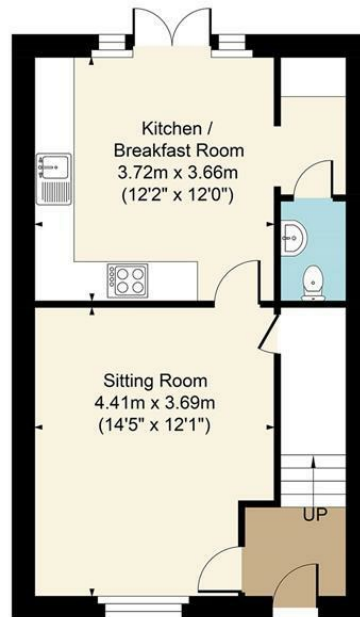
Main House Approx. Gross Internal Area:- 78.34 sq.m. 843 sq.ft.

Garage Approx. Gross Area:- 16.85 sq.m. 181 sq.ft.

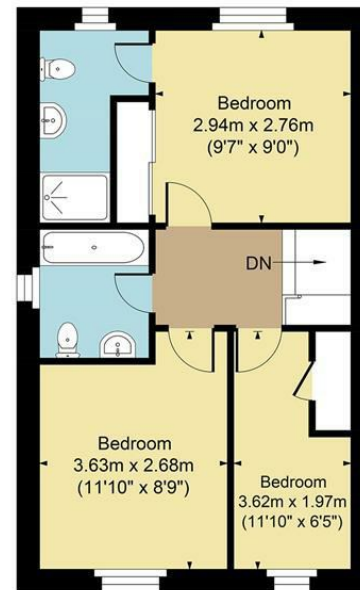
Total Approx. Gross Area:- 95.19 sq.m. 1025 sq.ft.



Garage



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

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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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