



14 St. Georges Close, Moreton-In-Marsh, GL56 0LX

- Three bedroom family home
- Open plan sitting/dining/kitchen
- Study
- Conservatory
- Cloakroom and family bathroom
- South East facing rear garden
- Communal parking areas
- No onward chain.



£299,950

Three bedroom home with spacious ground floor living a short walk from the town. Study, cloakroom open plan sitting/dining/kitchen and conservatory all on the ground floor. On the first floor there are three bedrooms and a family bathroom. Good size rear garden and communal parking.

#### MORETON IN MARSH

is a north Cotswold market 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 also has its train station, with a direct line running regularly between Worcester and London Paddington.

#### ACCOMMODATION

The front door opens into the hallway with a study area to the side, large coat cupboard and cloakroom. The sitting room area is open to the kitchen/diner, and then doors open into the conservatory. Upstairs there is a family bathroom with separate shower cubicle and corner bath. The main bedroom is to the rear and has fitted wardrobes. There are two further bedrooms. Outside the rear garden has decking immediately outside the conservatory and at the bottom of the garden. there is a power supply available at the end of the garden should someone wish to have a home office. There is side access and communal parking areas.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

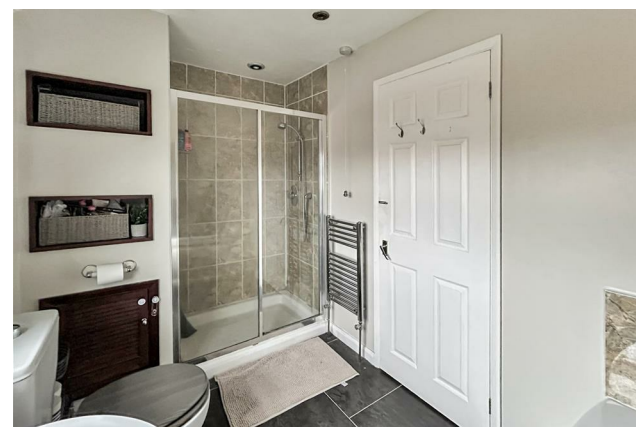
**SERVICES:** We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

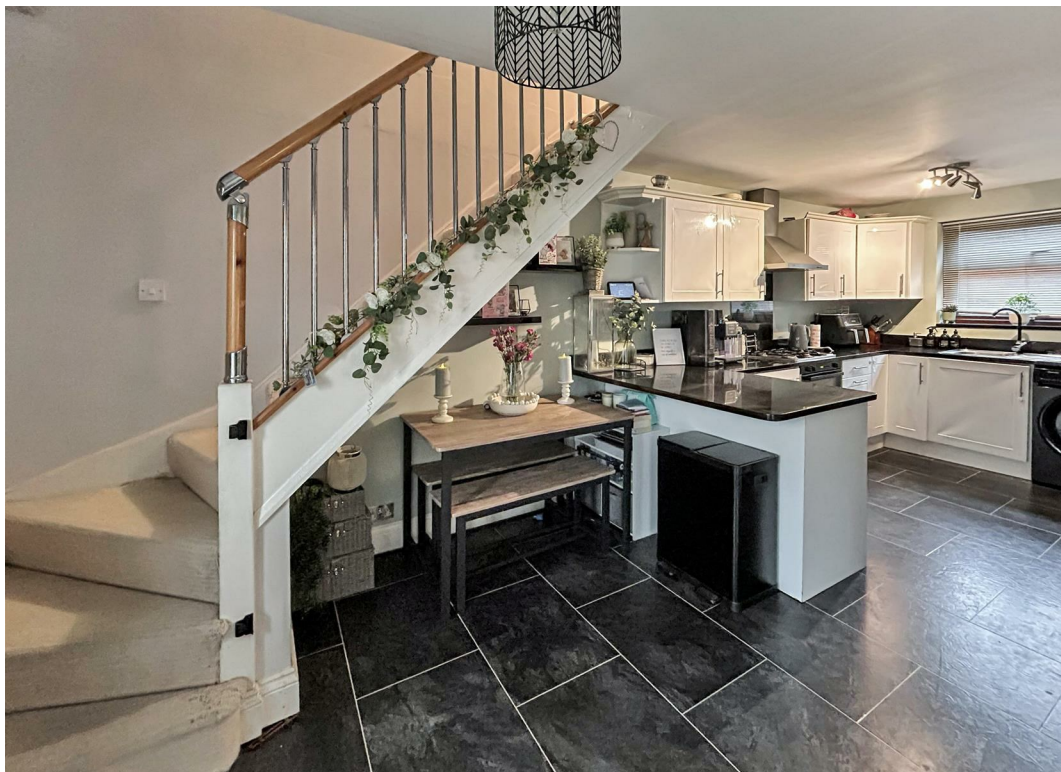
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

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

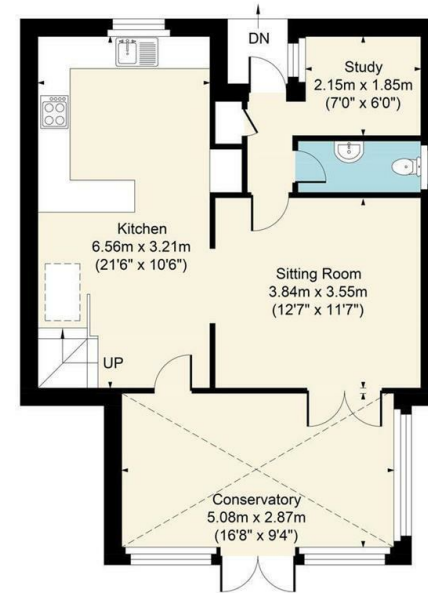
**VIEWING:** By Prior Appointment with the selling agent.



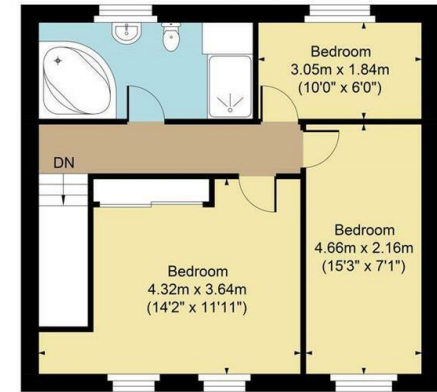




Main House Approx. Gross Internal Area:- 106.70 sq.m. 1148 sq.ft.



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

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Grafton House High Street, Chipping Campden, Gloucestershire, GL55 6AT  
01386 770044 | [campden@peterclarke.co.uk](mailto:campden@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

Peter Clarke

