

Peter Clarke



156 Fosseway Avenue, Moreton-in-Marsh, GL56 0EH

- Three bedroom house
- Excellent rail and road links nearby
- Under floor heating throughout the ground floor
- Towards the end of a no through road
- Viewing highly recommended



£325,000

**NO CHAIN.** An extended and much improved three bedroom house in a popular and established area of Moreton-in-Marsh. Accommodation comprises; entrance hall, cloakroom, sitting room, open plan kitchen/dining room, three bedrooms and a stylish bathroom. Outside to rear is a landscaped garden and a garage en-bloc just behind with parking in front.

#### ACCOMMODATION

Entrance hall with under stairs storage, fitted cupboard and shelving unit, engineered oak flooring. Cloakroom with extractor fan, wash hand basin, wc, engineered oak flooring. Sitting room with window to front. Open plan kitchen/dining/family room with windows, double doors and Velux windows to rear. Kitchen area with range of matching wall and base units with worktop over, incorporating ceramic sink, space for range cooker with brush metal extractor fan hood over, integrated dishwasher, space for appliances. Space for dining, engineered oak flooring.

Landing with loft hatch leading to a boarded loft with light and ladder. Linen cupboard. Bedroom with window to front. Bedroom with window to rear. Bedroom with window to front currently used as a study. Bathroom with obscured window to rear, bath and shower over, wash hand basin with low level cupboard, wc, chrome heated towel rail, wood effect flooring.

Outside to front paved pathways, partly laid to lawn, planted beds. Outside to rear a mix of paved pathways, patio, laid to lawn, raised timber decking seating area, planted beds, gate to side, outside tap. Garage en-bloc with up and over door.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. There is an estate charge of approx. £65 per annum. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electric, gas 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. There is a shared pathway to front with neighbouring properties.

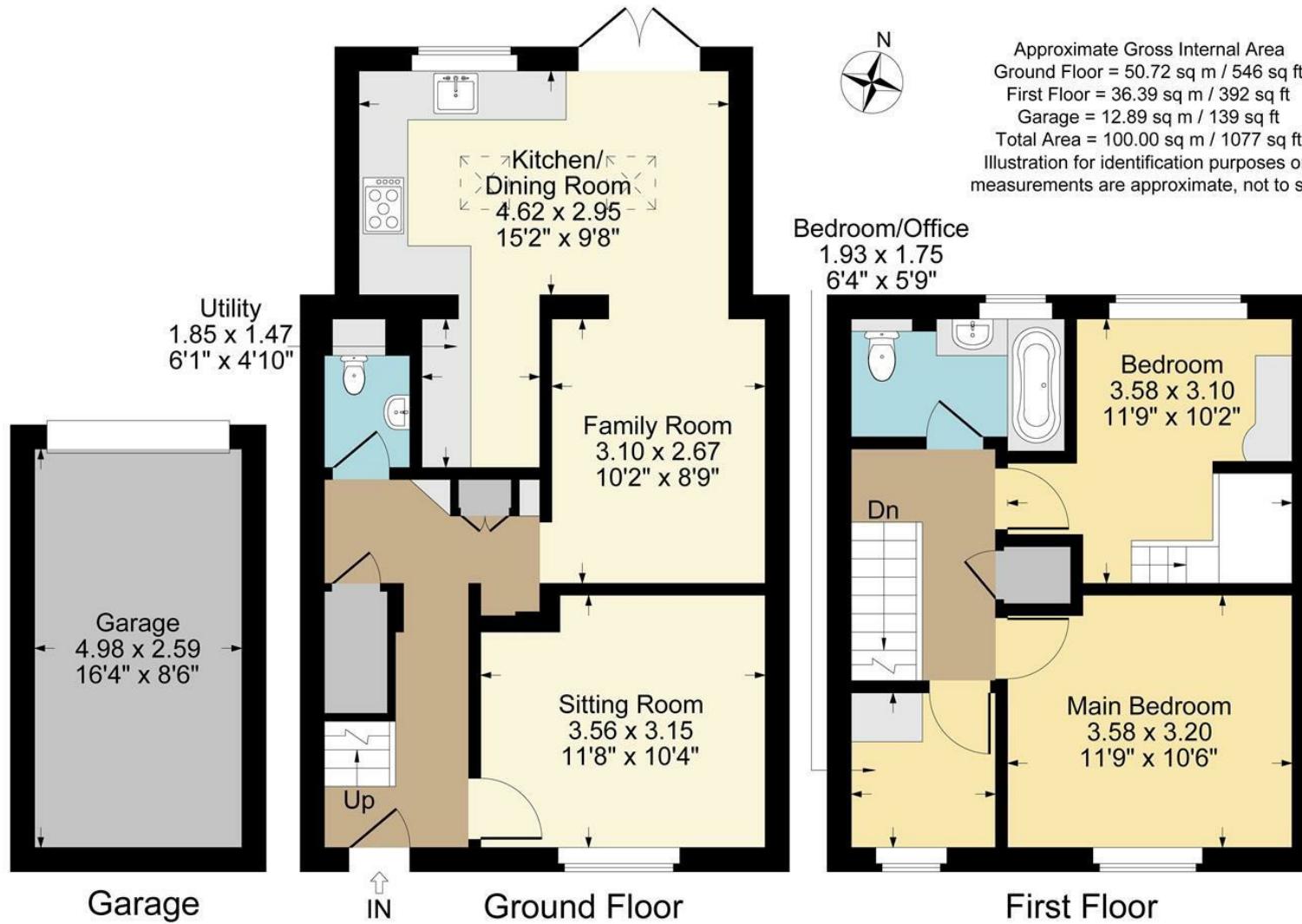
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

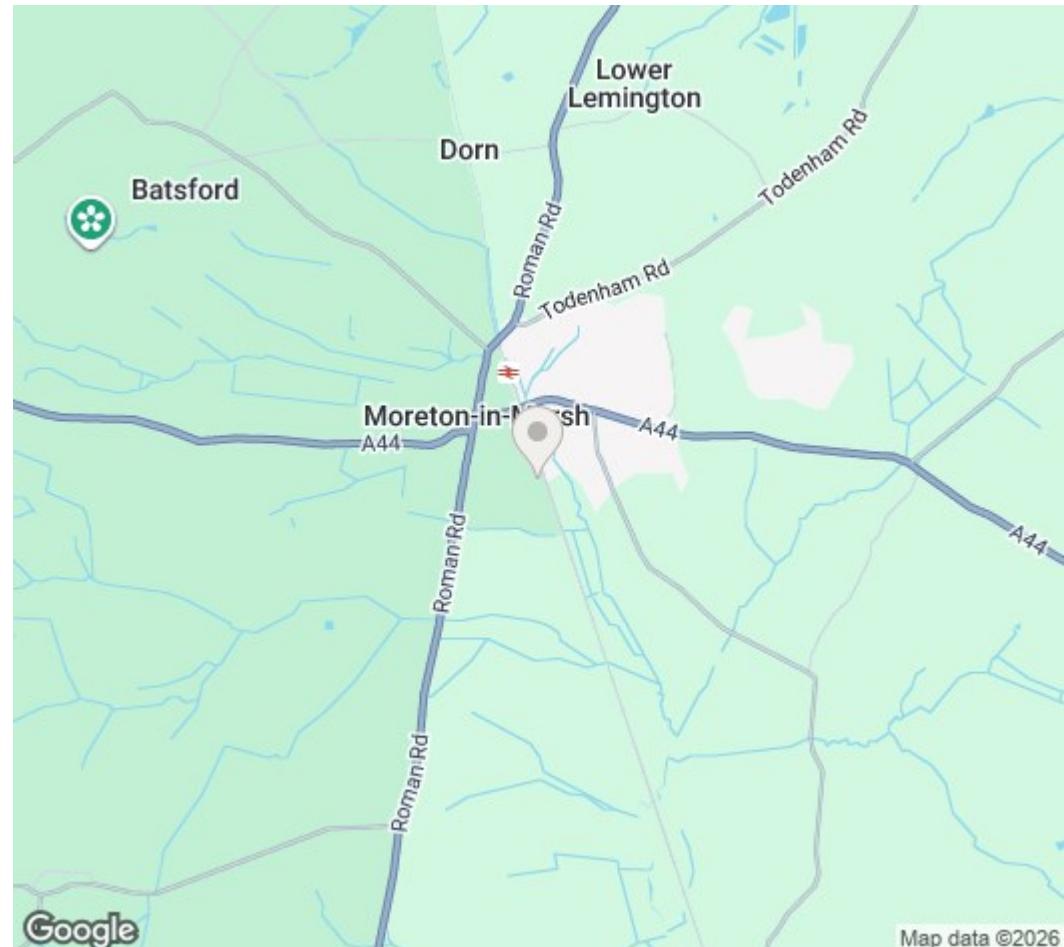
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. A full copy of the EPC is available at the office if required.

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



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**DISCLAIMER:** Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that 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; 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. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation or warranty whatever in relation to this property and 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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