



HARRISON
Sales &
Lettings
HARDEN

The Green Station Road, Moreton-In-Marsh, GL56 0JZ

£375,000



A partially renovated, wonderfully located, light and bright 3 bedroom home or perfect investment/holiday rental. Tucked away in a small cul-de-sac in the centre of Moreton in Marsh with many amenities and just a short walk from the mainline railway station.

The property comprises of:

- Downstairs - a well-designed light & comfortable open plan living & dining room overlooking the rear garden, a wonderfully equipped kitchen, entrance hall, downstairs loo and a lovely terrace garden; and

- Upstairs - 3 light and airy bedrooms all with plenty of storage space, a recently renovated upstairs bathroom with both shower and full bath and large loft space.

The property benefits from a garage directly accessed from the interior with power and light (which may be converted to extend the interior living space with the appropriate planning permissions similar to neighbouring properties) with convenient parking in front of the property.

EPC Rating: D

Council Tax Band: D

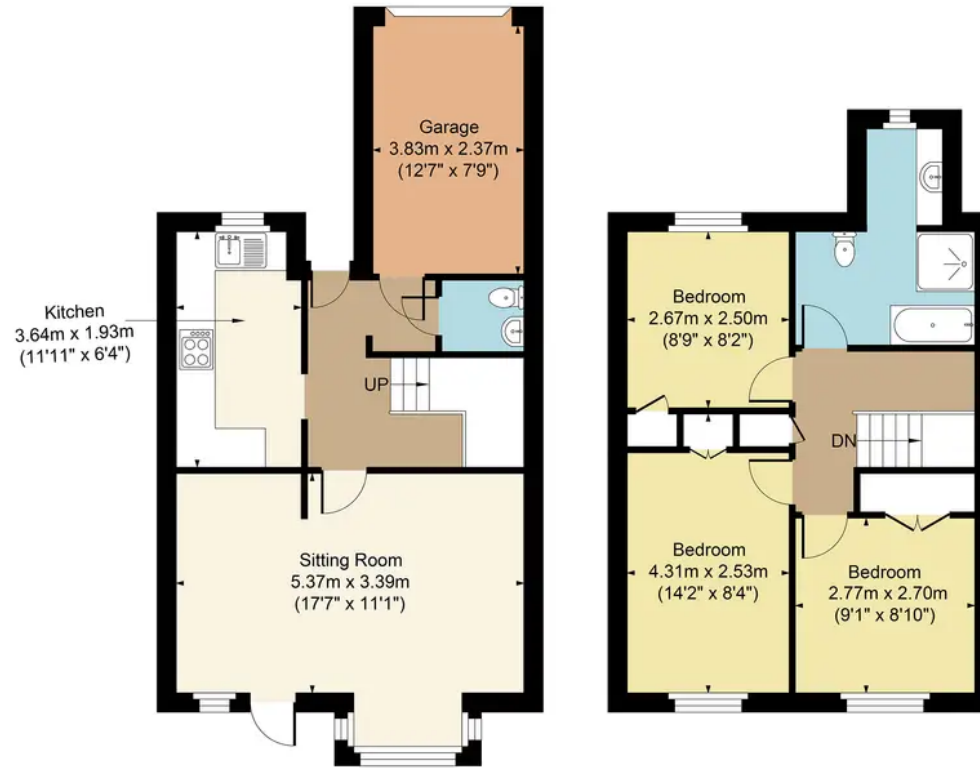
Tenure: Freehold

For information only - the existing mortgage over the property is a standard sharia-compliant mortgage - as is standard with such financings the bank (Gatehouse) are currently expressed as holding the freehold interest in the property with a 25 year leasehold interest granted to the owner equal to the period of the loan. Interested parties not familiar with this existing structure are assured that upon completion of the purchase the usual freehold interest will be transferred to the new owner as would be typical and familiar with buyers - any such further information or explanation can be provided as may be needed.





9 The Green Station Road, Moreton, GL56 0JZ
Main House Approx. Gross Internal Area:- 77.07 sq.m. 830 sq.ft.
Garage Approx. Gross Area:- 8.92 sq.m. 96 sq.ft.
Total Approx. Gross Area:- 85.99 sq.m. 926 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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