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For sale with
**Harrison
Hardie**
01608 651000

Keble Road, Moreton-In-Marsh
Gloucestershire

In Excess of **£400,000**



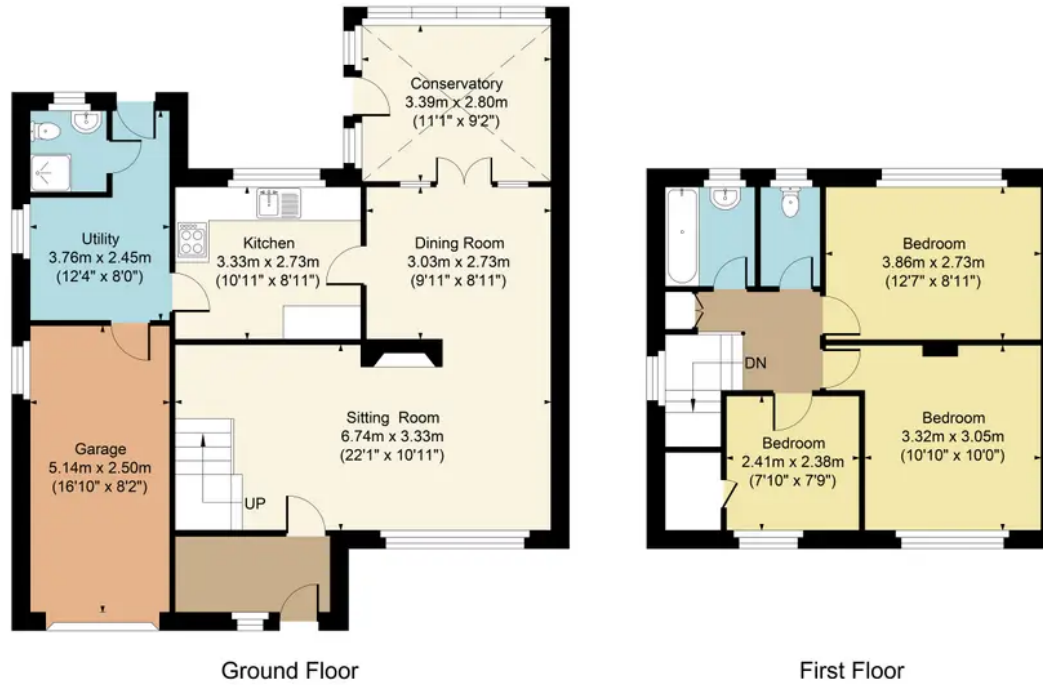
A delightful three bedroom detached family home located in a quiet cul de sac. The property has recently been redecorated by the current owners, offering versatile and spacious accommodation and offered to the market with No Onward Chain. The ground floor offers a reception room with feature fire place, dining room with French doors leading to the conservatory, which has direct access to the patio area and landscaped rear garden. The kitchen features a range of wall and base units with integrated appliances, leading to a good sized utility room. There is direct access from the utility room to the garage, rear garden and shower room/WC. The first floor incorporates two double bedrooms, one single bedroom with built-in cupboard, a family bathroom with a shower over bath, and a separate WC. At the front of the property there is a driveway providing off road parking and access to the single garage as well as a further gravelled area offering additional parking. The parking areas are also bordered by shrubs and trees. The rear garden is predominantly laid to lawn with patio area, bordered with trees and shrubs and includes a motorised awning. Further features include double glazing, gas central heating, above Building Regulation standard roof insulation and side access to the garden. Tenure: We believe the property to be **Freehold**. Potential purchasers should obtain confirmation of the from their solicitor prior to exchange of contracts. The property is situated in the north Cotswold town of Moreton-in-Marsh, and is approximately a 10 minute walk to the town centre. Moreton-in-Marsh offers a broad range of local amenities including doctor's surgery, the North Cotswold Hospital, two supermarkets, post office, library, various tea rooms, pubs and hotels, and a weekly Tuesday market which is the largest in the Cotswolds. There are sports facilities and swimming pool open to the public at the Fire College. The property is also within walking distance of two primary schools, (St David's Church of England and Dormer House), and within the catchment of two secondary schools (Chipping Campden School and The Cotswold School). Moreton-in-Marsh has a mainline station, with a direct lines to London Paddington and





9 Keble Road, Moreton, GL56

Main House Approx. Gross Internal Area:- 106.6 sq.m. 1147 sq.ft.
Garage Approx. Gross Area:- 12.85 sq.m. 138 sq.ft.
Total Approx. Gross Area:- 119.45 sq.m. 1286 sq.ft.



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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