



HARRISON
Sales &
Lettings
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35 Cornflower Road, Moreton-In-Marsh
Moreton-In-Marsh

Guide Price £325,000



A well-presented two bedroom Cotswold stone semi-detached house built by Bovis Homes in 2018 and still benefiting from the remainder of the 10 year NHBC guarantee.

The accommodation briefly comprises: Entrance hall, cloakroom, kitchen with a range of integrated appliances including gas hob, electric oven, dish washer and washing machine, sitting/dining room with understairs cupboard ideal for storage and currently used as office space, two double bedrooms with fitted wardrobes, bathroom and en-suite shower room. Externally there is a single garage with parking in front for two cars and an enclosed rear garden with patio area & lawn and decorated with mature beds.

Ground Rent and Maintenance Charge of approximately £211.69 is paid twice yearly on twice yearly on January 1st and June 30th = £423.38

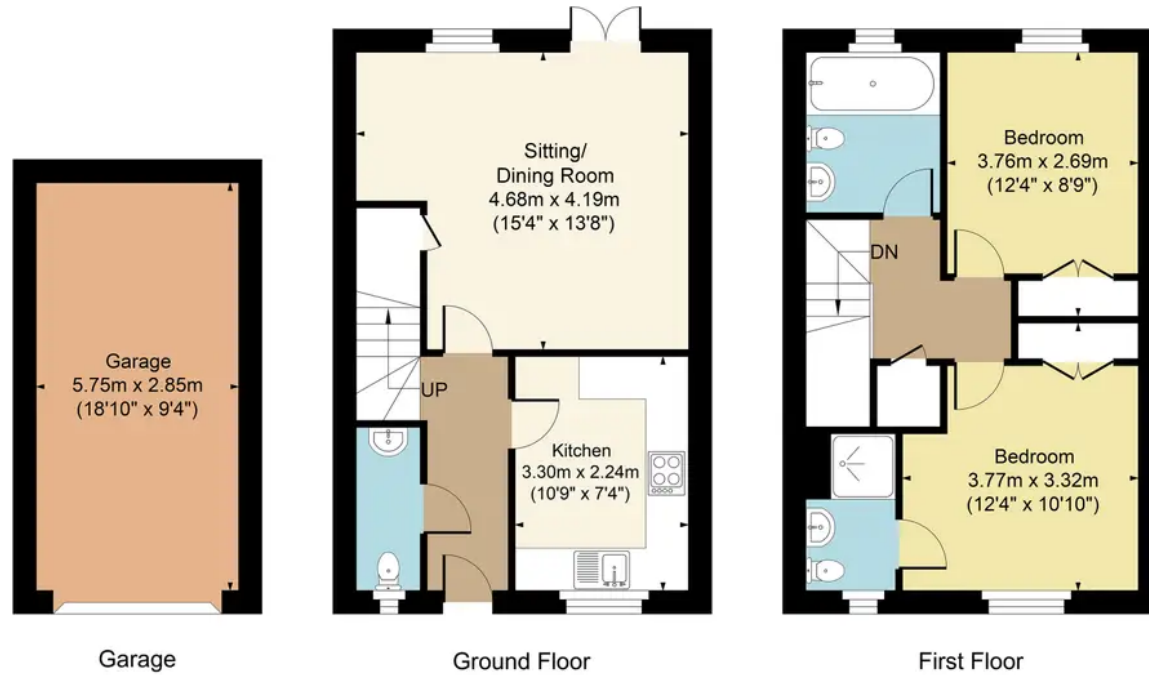
TENURE: We understand the property to be **Freehold**. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

Moreton in Marsh has been a prosperous market town for many years - and the commercial tradition continues today, with weekly Tuesday markets and a thriving high street that provides residents with a wide range of amenities. The town enjoys excellent public transport links including a direct rail link to London Paddington (via Oxford), and amenities include two large supermarkets, two smaller food stores and a variety of tearooms, cafes, shops, and pubs. Moreton in Marsh has two primary schools in the town (St David's Church of England and Dormer House) and is within the catchment area for both Chipping Campden School and The Cotswold School in Bourton on the Water, both secondary schools.





35 Cornflower Road, Moreton, GL56 9PR
Main House Approx. Gross Internal Area:- 71.04 sq.m. 765 sq.ft.
Garage Approx. Gross Area:- 16.39 sq.m. 176 sq.ft.
Total Approx. Gross Area:- 87.43 sq.m. 941 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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