



HAYMAN-JOYCE

31 WINDSOR ROAD

MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 0EY

MODERN TWO-BEDROOM SEMI-DETACHED HOUSE AVAILABLE TO PURCHASE AT 70% OF MARKET VALUE TO QUALIFYING BUYERS, UNDER THE COTSWOLD DISCOUNTED HOME SCHEME

SITUATION

Attractive Gloucestershire town situated near the borders of Oxfordshire and Warwickshire

Comprehensive facilities including doctors, hospital, dentist, bank, restaurants, public houses, range of shops, supermarkets and popular Tuesday market

Within the catchment area for the non-selective secondary school with sixth form and academy status at Chipping Campden

The award-winning Daylesford Farm Shop including the exclusive 'The Club by Bamford' is about 8 miles away
The Members' Club, Soho Farmhouse, is about 16.5 miles away

Mainline station with train services reaching Oxford (40 minutes) and Paddington (92 minutes)

Other towns within easy reach are Stratford-upon-Avon (16 miles), Cheltenham (23) and Oxford (27)

Guide Price £234,500

HAYMAN-JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk



THE PROPERTY

- Superbly presented and spacious two-bedroom semi-detached modern property, with generous rear garden and allocated parking, within easy distance of the town centre, offering many local amenities, social clubs, good schooling and transport links
- The good-size entrance hall has wood laminate flooring with access to the downstairs cloakroom, which consists of a pedestal wash hand basin and low level wc
- The spacious sitting room is particularly impressive, with wood laminate flooring, front window with bespoke wooden shutters and stairs rising to the first floor
- The adjoining kitchen/dining room is well appointed and offers a good selection of wall and base units, laminated work surfaces with inset one and a half bowl sink, built-in Hotpoint stainless-steel electric oven, separate hob and overhead extractor hood, as well as dishwasher, free-standing washing machine and freestanding American-style fridge-freezer. Door gives access to the enclosed garden
- On the first floor, there is a galleried landing with useful cupboard
- Two double bedrooms and a beautifully presented bathroom with a suite comprising of a panelled bath with mixer shower attachment, pedestal wash-hand basin and low-level wc
- EPC Band B

OUTSIDE

- The enclosed rear garden offers a good degree of seclusion, being mainly laid to lawn, with a terraced area, interspersed gravelled area and hardstanding with summerhouse to one corner of the garden
- There is a gated access from the garden to the allocated parking for two vehicles

DIRECTIONS

- From the centre of Moreton-in-Marsh take the A429 (Fosse Way) and just after the railway bridge turn right signposted 'Todenham'
- Take the third right into 'The Avenue' and follow Windsor Road through the development
- No. 31 will be found on the left just after the first left turn into 'Vanguard Way'
- what3words: proved.protect.twilight

OUTGOINGS

- Council tax – band C
- Tax payable for 2025/26 - £2,038.76
- Service charge – currently approx. £200 per annum

SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Average broadband speeds advertised within this postcode are up to 26.3 Mbps if provider is BT

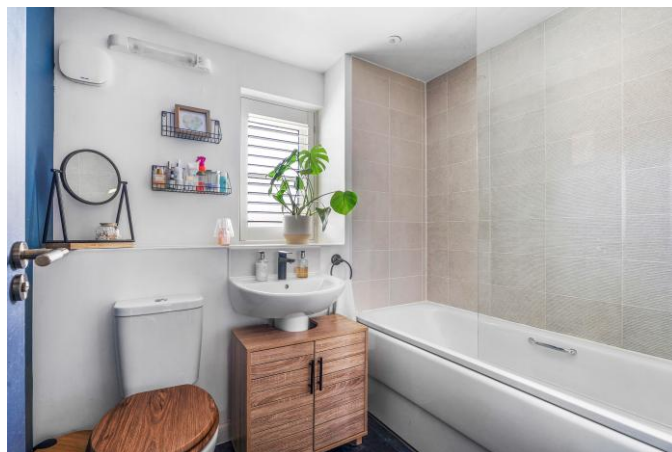
TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E
01608 651188

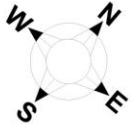


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IMPORTANT NOTICE

1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.





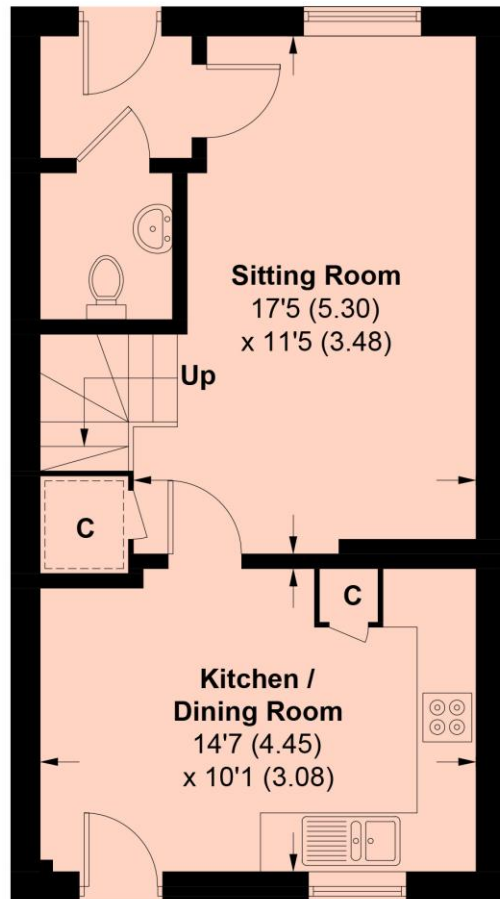
31 Windsor Road, Moreton-in-Marsh, GL56 0EY

Approximate Area = 76.3 sq m / 821 sq ft

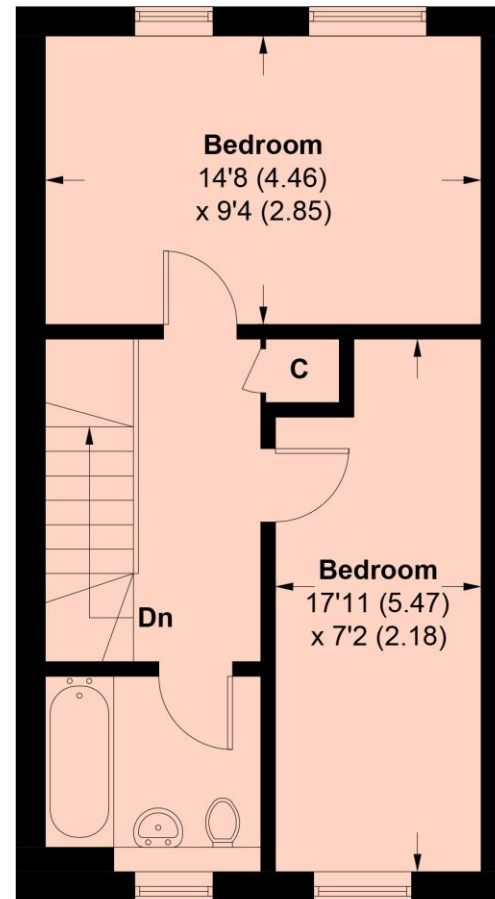
Garden Room = 4.3 sq m / 46 sq ft

Total = 80.6 sq m / 867 sq ft

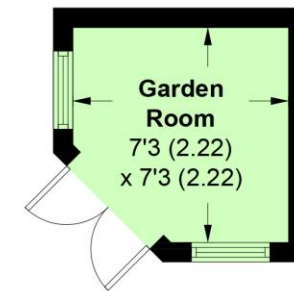
For identification only - Not to Scale



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual
Location / Orientation)

HAYMAN-JOYCE

M O R E T O N - I N - M A R S H • M A Y F A I R
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