

3 Lancaster Corner
Moreton-in-Marsh



HAYMAN-JOYCE

3 LANCASTER CORNER

MORETON-IN-MARSH
GLOUCESTERSHIRE
GL56 0GP

SEMI-DETACHED HOUSE WITH
TWO BEDROOMS, LOCATED ON
A POPULAR RESIDENTIAL
DEVELOPMENT, A SHORT WALK OF
THE TOWN'S FACILITIES AND
STATION.

SITUATION

Attractive north Cotswold market town situated near the borders of Oxfordshire and Warwickshire

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

Popular Batsford Arboretum & Garden Centre is about 1.5 miles away

The award-winning Daylesford Farm Shop is about 8 miles away

The Members' Club, Soho Farmhouse, is about 16.5 miles away

The mainline station is a 5 minutes' walk with train services reaching Oxford (from 30 minutes) and Paddington (from 92 minutes)

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

Guide Price £289,950

HAYMAN - JOYCE

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



THE PROPERTY

- Well-presented semi-detached property, located on the well-regarded Moreton Park development and complemented by a west-facing landscaped rear garden and off-road parking for one vehicle
- The property offers well-proportioned accommodation throughout
- Good sized entrance hall with cloakroom off and stairs rising to the first floor
- The stylish kitchen offers a wide selection of wall and floor units with laminated work surfaces incorporating an inset stainless-steel sink, several integrated appliances, including a single stainless-steel Hotpoint electric oven and four-ring gas hob with extractor hood, and a free-standing fridge/freezer and washing machine
- The light and airy sitting/dining room is particularly generous in size, with space for a table and chairs, door opening onto the rear garden and a useful understairs storage cupboard
- On the first floor, are two double bedrooms, with the principle bedroom having a large wardrobe
- Both bedrooms are serviced by the well-appointed family bathroom, having a panelled bath with mixer shower attachment over
- This is a current letting investment and is achieving £1,300 pcm
- Photography August 2024

OUTSIDE

- The pretty low-maintenance west-facing rear garden is part paved with lawn, gravelled areas, and mature borders, fully enclosed by close board, wood panel fencing and block construction
- Wooden garden shed
- At the front of the property is a small gravelled area with two steps up to the property, with mature hedging
- There is off-road parking for one vehicle and gated side access to the rear garden

DIRECTIONS

- From the High Street in Moreton-in-Marsh, take the A44 east towards Chipping Norton and Oxford and on leaving the town, turn left into Moreton Park
- Continue into Lysander Way, then turn right into Halifax Way
- Take your next left into Lancaster Corner and the property is the second property on the left
- what3words: coherent.screen.joys

SERVICES

- Mains water, electricity, gas and drainage are connected
- Gas fired central heating
- Gigaclear full fibre broadband is available
- Average broadband speeds advertised within this postcode are up to 53.3 Mbps if provider is BT

OUTGOINGS

- Council tax – band C
- Tax payable for 2026/27 - £2,144.05
- Service charge payable 2025 - £150.93
- EPC Band C

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

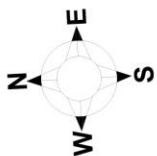


MIM260461 / 628062

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 were taken in August 2024 and taken in good faith, but only show certain parts of the property.
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.



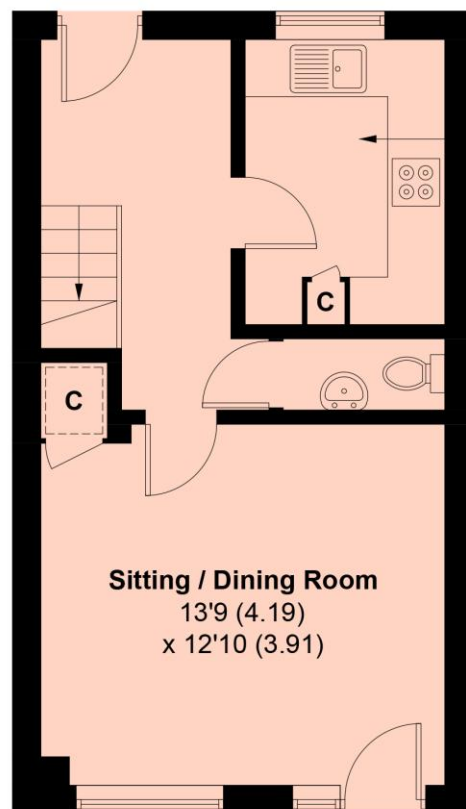


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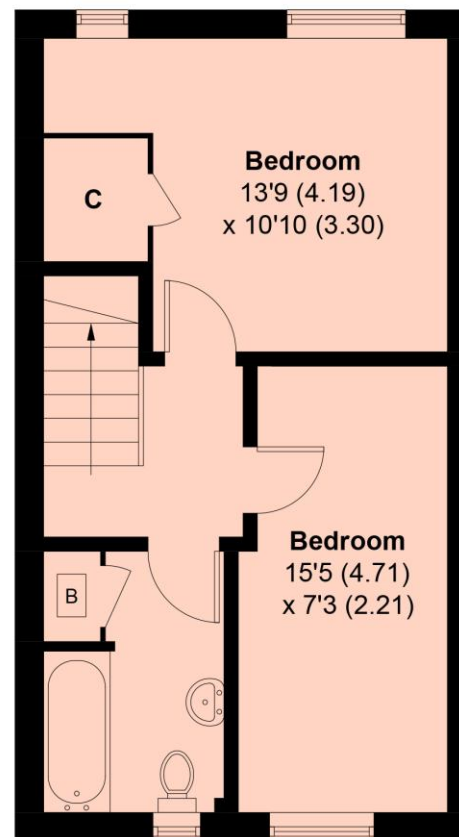
Approximate Area = 68.3 sq m / 735 sq ft

For identification only - Not to Scale

 = Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



FIRST FLOOR

HAYMAN-JOYCE

M O R E T O N - I N - M A R S H • M A Y F A I R
h a y m a n j o y c e . c o . u k