



Valetta Way, Moreton-In-Marsh

Fixed Price £294,000



A well-presented three-bedroom semi-detached house situated on the popular Bovis development on the outskirts of Moreton-in-Marsh. Built in 2019, this modern two-storey home offers well-proportioned accommodation and has been thoughtfully updated by the current owner. The property comprises of an entrance hall, downstairs cloakroom, sitting room and a contemporary kitchen/dining room with a range of integrated appliances, including a microwave, oven, gas hob, fridge/freezer, drinks fridge and dishwasher.

On the first floor, there is a generous primary bedroom with fitted sliding-door wardrobes, en-suite shower room, a further double bedroom, a single bedroom and a family bathroom. Outside, the property benefits from a landscaped rear garden with a shed and useful rear access. To the back, there is a car park providing off-road parking for two vehicles.

The current owner has added attractive panelling throughout and landscaped the garden, creating a smart and welcoming home that is ready to move into.

Agent's note: Due to the property being part of the Local Authority's affordable housing scheme, the property must always be sold at 70% of the open market value, and for the first six months the property can only be sold to those who themselves, partners, or families have lived in the area or have a special need to be in the town. Further clarification can be obtained from our office or from the housing department of Cotswold District Council.

Maintenance Charge: Approx. £87.43 Payable per 6 months.

Property Overview: This property is available to purchase at 70% of the open market value. To qualify for this property, there is a set of pre-defined criteria that applicants/buyers must meet.

Tenure: Freehold

Council Tax: D

EPC: B



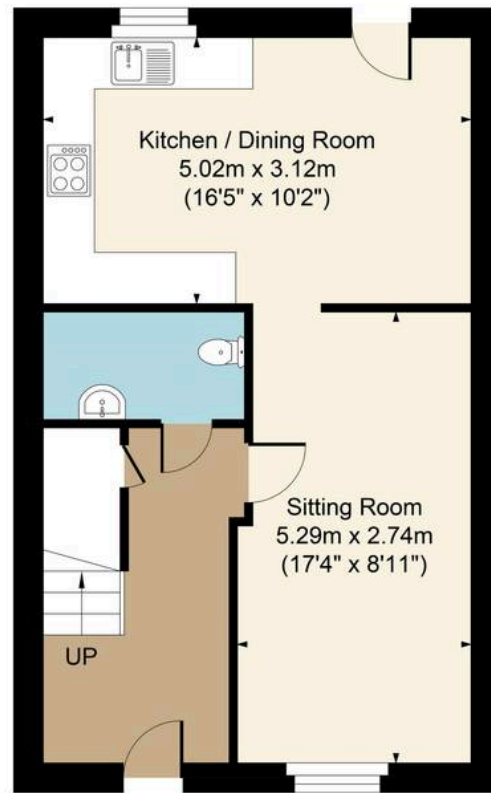




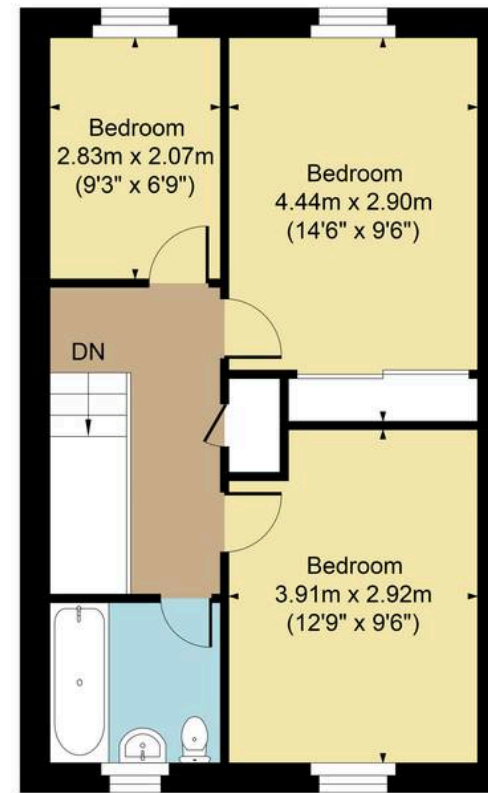
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		97
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		

Main House Approx. Gross Internal Area:- 85.44 sq.m. 920 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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