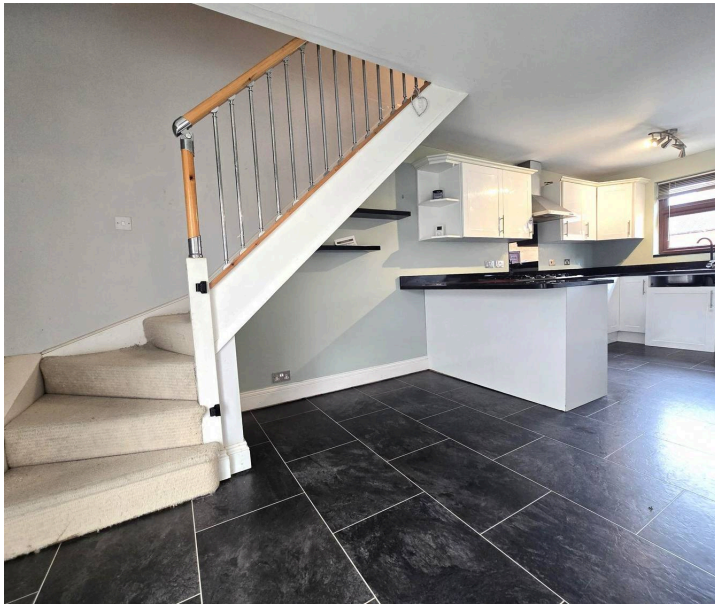


14 St. Georges Close, Old Town

Guide Price £285,000







A deceptively spacious three bedroom home, situated within a tucked away cul-de-sac, just a short walk from the town centre.

Within this end of terrace house, the property comprises of an entrance hall with space which was previously used an office, but has the potential to be converted into a utility room and a living room which is open plan to the dining area, separated from the kitchen with a peninsular.

On the first floor there are three bedrooms (two doubles and one single) and a main bathroom with a corner bath tub and a shower cubicle.

The sunny east-facing garden is ideal for entertaining and boasts two decked areas and a large lawn. There are two power points and electrics have been run to the back of the garden which could power a summer house/cabin.

Within the cul-de-sac there is residential parking, which is at a first come first served basis.

Conveniently located within walking distance to the high street and local amenities, this home is also close to train links to London. Whether you're a first-time buyer or looking for a smart investment opportunity, this property ticks all the boxes!

EPC: C

Council Tax: C

Tenure: Freehold

what3words: /// plot.venturing.download





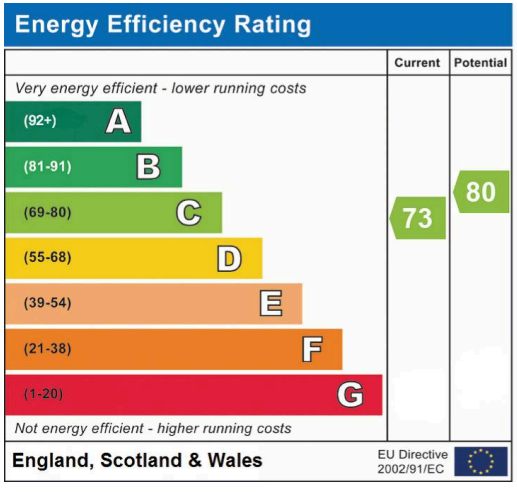


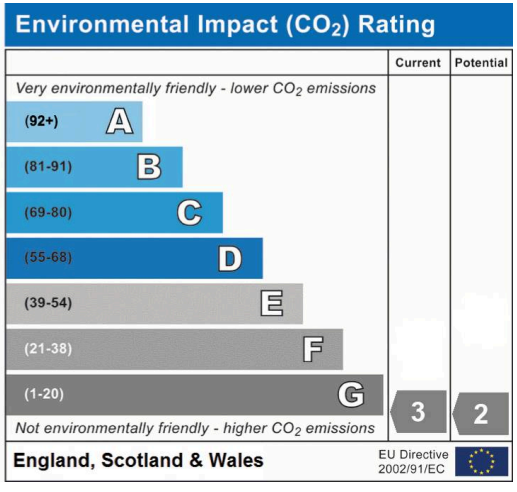




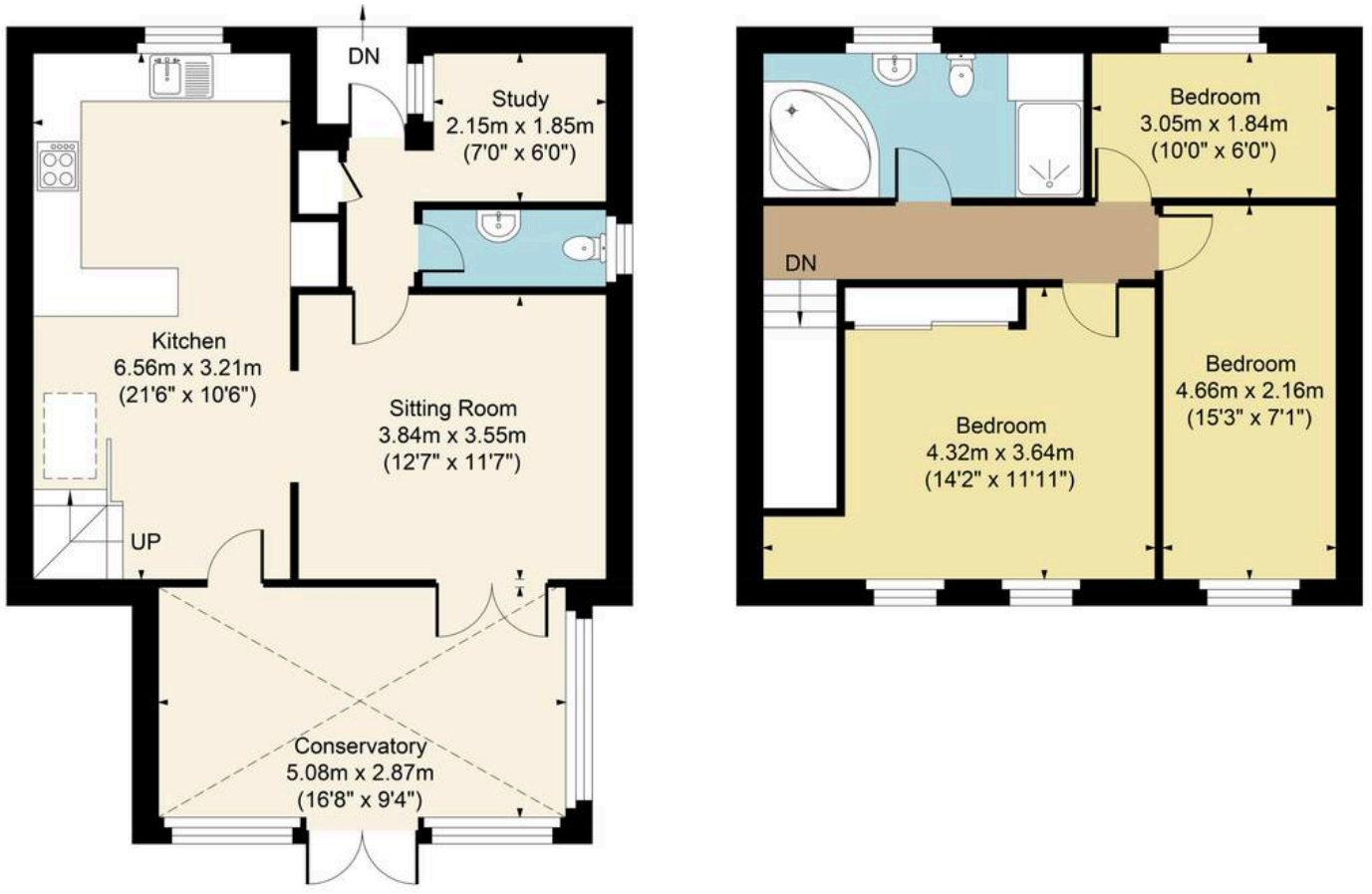





Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
73
80
England, Scotland & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
3
2
England, Scotland & Wales
EU Directive 2002/91/EC

Main House Approx. Gross Internal Area:- 106.70 sq.m. 1148 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
www.dmlphotography.co.uk

17 High Street, Moreton-in-Marsh

GL56 0AF

Guide Price

harrisonhardie.co.uk 01608 651000