



42 Morris Road

Broadway

Guide Price **£315,000**

 **JONES &
ASSOCIATES**

BESPOKE ESTATE AGENCY



42 Morris Road

Broadway

- Two double bedrooms
- Conservatory extension
- Parking space
- Short walk into Broadway High Street
- Low maintenance rear garden
- No onward chain for quick purchase

A charming mid-terrace house which has been well-maintained and extended by the current owner offering two reception rooms, a generous kitchen, two double bedrooms, shower room a garden and parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Morris road continues to be a popular residential area and is locally known as "The Sands" which is home to a thriving, friendly community. The property itself has been carefully maintained throughout the owners tenure with updates to the heating, decoratively, and the overall footprint of the property, more specifically the addition of the half-brick conservatory which over looks the low maintenance rear garden. Being a mid-terrace house, the property has a rear gate which gives access from a path leading to the allocated parking bay. The first floor comprising two double bedrooms both with bespoke fitted wardrobes and a modern shower room which is large enough for a bath should one be required.

Broadway is unquestionably one of the most picturesque villages the Cotswolds has to offer. It's High Street is lined with an array of independent shops, deli's, cafes, restaurants, museums, New Barn Surgery, Lifford Hall, art galleries, public houses and hotels to ensure it caters for all. The Lygon Arms is at the heart of the High Street and like the majority of Broadway it's steeped in History and is over 600 years old. Beyond the well-kept pavements of the High Street is a plethora of footpaths waiting to be explored. The steady climb from the top of the High Street across undulating fields leads you to the icon Broadway Tower where you're able to admire the view right across the Cotswolds, Worcestershire and parts of Gloucestershire. For families, there's a highly rated primary school and several local secondary schools further afield. With a thriving community, stunning surroundings and historic amenities that remain useful for everyday modern living, Broadway continues to be the jewel in the North Cotswolds crown.



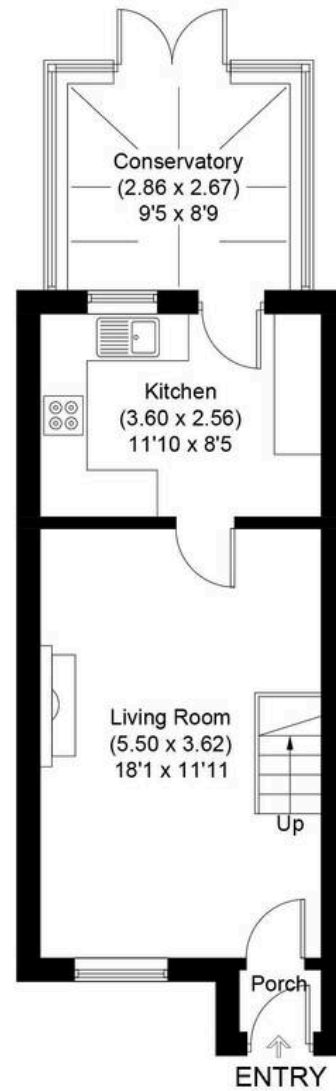
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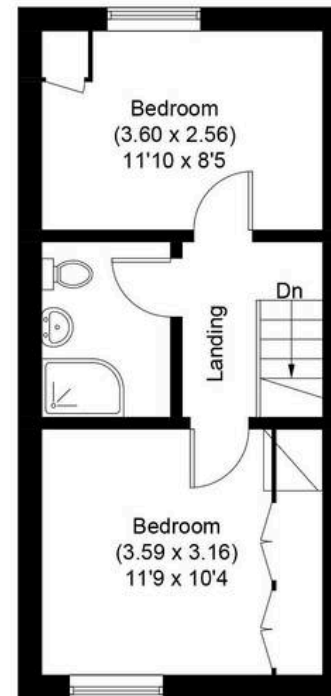


Morris Road

Approximate Gross Internal Area = 69.1 sq m / 744 sq ft



Ground Floor
39.4 sq m / 424 sq ft



First Floor
29.7 sq m / 320 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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