



## 33b Queens Field, Fairford, Gloucestershire, GL7 4JP

£360,000

- A three double bedroom semi detached
- Cloakroom and utility
- Double garage and parking for several vehicles
- Sitting room and conservatory
- Shower room
- Scope to extend subject to planning

- Kitchen/dining room
- Corner plot gardens



# 33b Queens Field, Fairford, Gloucestershire, GL7 4JP

A three double bedroom semi detached situated on a corner plot in the popular Cotswold market town of Fairford. The main accommodation offers an entrance hall, cloakroom, sitting room, conservatory, kitchen/dining room, lobby, utility, three bedrooms and a shower room. Outside are gardens, a double garage and driveway parking. There is clear scope to extend, subject to planning.

EPC Rating- E  
Council Tax Band- C  
Heating type – Gas



Council Tax Band: C



### ENTRANCE HALL

Entrance door with obscure glazed leaded lights. Staircase to first floor. Telephone point.

### CLOAKROOM

Obscure glazed window to side. Suite comprising of a low level WC and vanity unit. Tiled splashbacks.

### SITTING ROOM

21'0" x 10'8"

Window to front. Wood effect flooring. Cotswold stone feature fireplace. Two radiators. Television point.

### CONSERVATORY

11'2" x 9'4"

Of uPVC construction. Double doors to the garden. Tiled flooring. Radiator.

### KITCHEN/DINING ROOM

14'10" x 11'7"

Window to side. Part obscure glazed door to the lobby. One and a half bowl single drainer sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further range of wall and base units. Tiled splashbacks. Radiator.

### LOBBY

Door to garden. Built in cupboard.

### UTILITY ROOM

7'10" x 6'1"

Window to front. Rolled edge worksurface with space below. Two wall units. Space and plumbing for automatic washing machine.

### LANDING

Window to side. Access to insulated loft space.

### BEDROOM ONE

13'8" x 9'3"

Window to side. Radiator.

### BEDROOM TWO

10'8" x 10'7"

Windows to front and side. Radiator.

### BEDROOM THREE

9'3" x 8'7"

Window to side. Radiator.

### SHOWER ROOM

Obscure glazed window to front. Suite comprising of a shower cubicle, vanity unit and low level WC. Bulk head shelf. Ladder radiator. Wall mounted Ideal boiler for domestic hot water and central heating.

### OUTSIDE

The property is approached via wooden gates to a paved driveway that provides off road parking for several vehicles. The gardens are enclosed and laid to lawn with cultivated borders. Patio. Outside tap.

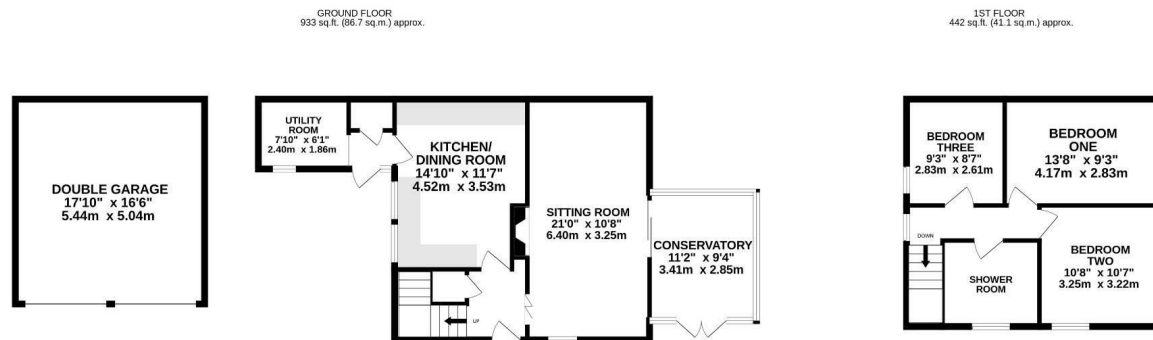
### DOUBLE GARAGE

17'10" x 16'6"

Two up and over doors. Power and lighting. There is a gateway to the side of the garage that gives access to the storage behind.

### FAIRFORD

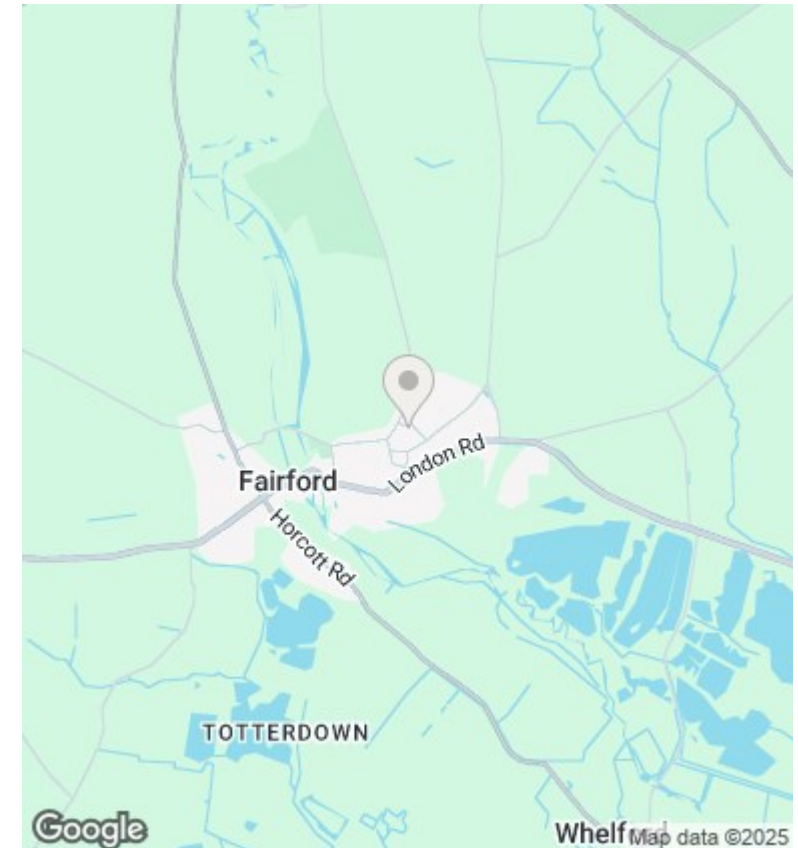
Fairford is a small market town in Gloucestershire. The town lies in the Cotswolds on the River Coln, about 6 miles (9.7 km) east of Cirencester, 4 miles (6.4 km) west of Lechlade and 9 miles (14 km) north of Swindon. Nearby are RAF Fairford and the Cotswold Water Park. The town's secondary school is Farmor's School, an 11-18 co-educational Academy. The Church of England parish church of Saint Mary is renowned for its complete set of medieval stained glass, stone carvings and misericords. St. Mary's is of national historical and architectural importance because it houses the most complete set of mediaeval stained glass windows in the country. Fairford is surrounded by countryside and river walks and is served by a good range of shops, pubs and an Italian restaurant. There is also a library, post office, dentist, doctor's surgery, optician, cottage hospital and a weekly market.



TOTAL FLOOR AREA : 1375 sq.ft. (127.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Directions

From the Market Place, proceed into the High Street, past the Church and left at the junction. Proceed along Park Street then right at the junction. Turn left along Mount Pleasant. The property will be found on the left hand side just before the turning for Queens Field.

## Viewings

Viewings by arrangement only. Call 01285 712900 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>53</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 