



## 34 Hatherop Road, Fairford, Gloucestershire, GL7 4JZ

Asking Price £395,000

- A three bed detached bungalow
- Kitchen/dining room
- Scope to extend and improve
- South facing garden
- Bathroom
- No onward chain
- Sitting room
- Garage and driveway parking



# 34 Hatherop Road, Fairford, Gloucestershire, GL7 4JZ

A three bedroom detached bungalow standing on a south facing corner plot in the popular Cotswold market town of Fairford. The main accommodation offers an entrance hall, sitting room, kitchen/dining room, three bedrooms and a bathroom. Outside are gardens and a garage. There is scope to extend, subject to planning, and the property is available with no onward chain.

EPC Rating- D

Council Tax Band- D

Heating type – Gas



Council Tax Band: D



### ENTRANCE HALL

Half obscure glazed entrance door. Radiator. Meter cupboard. Built in cupboard. Roof access.

### SITTING ROOM

15'11" x 11'5"

Window to front. Reconstituted stone fireplace with electric fire. Stone shelving continues to both sides with wall cabinets above. Television point.

### KITCHEN/DINING ROOM

15'4" x 8'9"

Windows to side and rear. Half obscure glazed door to the garden. Single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further refitted wall and base units. Tiled splashbacks. Four ring Zanussi hob with extractor above and built in Zanussi oven below. Space and plumbing for washing machine. Further utility space. Wall mounted Worcester boiler for domestic hot water and central heating. Radiator.

### BEDROOM ONE

11'10" x 10'2"

Window to rear. Radiator.

### BEDROOM TWO

10'2" x 9'11"

Window to front. Radiator. Telephone point.

### BEDROOM THREE

10'2" x 7'11"

Window to side. Radiator.

### BATHROOM

7'6" x 4'11"

Obscure glazed window to side. Fully tiled walls. Suite comprising of a panelled bath with Triton shower above, wall mounted wash basin and low level WC. Radiator.

### OUTSIDE

Gate and pathway to entrance that extends to both sides of the bungalow. The front and side is enclosed by hedgerow and fencing. Laid to lawn with borders and several trees. Gate to side.

The rear garden is south easterly facing and enclosed. A pedestrian gate leads to the driveway. Laid to lawn with borders.

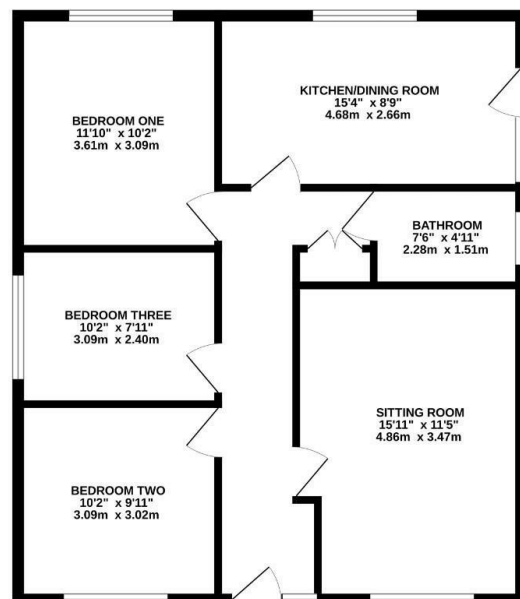
### GARAGE

Up and over door. Personal door to the side.

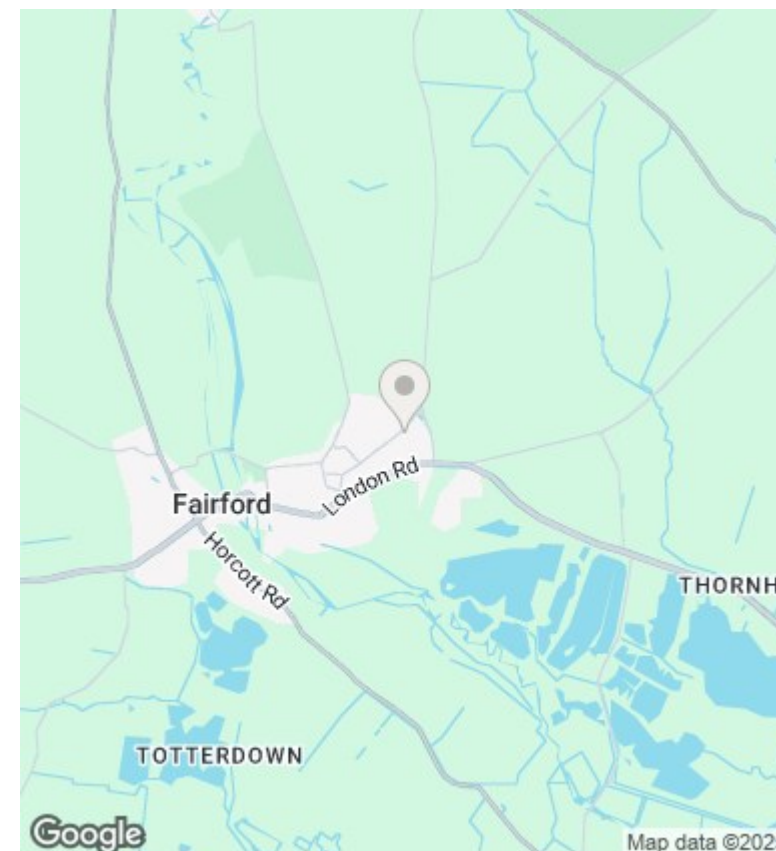
### FAIRFORD

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.

GROUND FLOOR  
755 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq ft. (70.2 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor area measurements, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 can be given for 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 then right at the junction. Continue along Park Street and turn right then immediately left along Mount Pleasant. Proceed into Hatherop Road. The property will then be found on the corner of the Hatherop Road/Aldsworth Close turn.

## 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>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		