



Green Gables Back Lane, Fairford, Gloucestershire, GL7 4AG

Asking Price £575,000

- Mature detached bungalow
- Good sized southerly facing gardens
- No onward chain
- Four bedrooms
- Garage and parking for several vehicles
- Sitting room and dining room
- In need of some updating

Green Gables Back Lane, Fairford, Gloucestershire, GL7 4AG

A mature detached bungalow standing on a good sized southerly plot, close to both riverside walks and to the centre of the popular Cotswold market town of Fairford. The main accommodation offers a sitting room, dining room, kitchen, four bedrooms, bathroom and a shower room. There are enclosed verandahs to both sides of the property. Outside are good sized gardens, parking for several vehicles and a garage. Offered with no onward chain.

Additional Information:

Council Tax Band- E

EPC Rating- D

Freehold



Council Tax Band:



VERANDAH PORCH

Of uPVC construction on a reconstituted stone base. Tiled flooring. Glazed doors to both front and rear. Main entrance door.

ENTRANCE HALL

Two radiators. Roof access. Built in airing cupboard with a Potterton boiler for domestic hot water and central heating.

SITTING ROOM

20'3" x 12'0"

Windows to rear and side. Glazed door to side. Woodburner. Two radiators.

DINING ROOM

14'5" x 9'10"

Window to side. Electric fire. Recess shelving.

KITCHEN

9'10" x 9'0"

Door to side. One and a half bowl single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further wall and base units. Tiled splashbacks.

SIDE VERANDAH

Of uPVC construction. Doors to rear.

SHOWER ROOM

Window to rear. Suite comprising of a shower cubicle, WC and wall mounted wash basin.

BEDROOM ONE

12'3" x 9'10"

Window to front. Radiator.

BEDROOM TWO

11'2" x 9'10"

Window to side. Radiator.

BEDROOM THREE

10'9" x 9'10"

Window to side. Radiator.

BEDROOM FOUR

11'10" x 6'7"

Window to side. Radiator.

BATHROOM

Obscure glazed window to side. Suite comprising of a panelled bath with mixer tap shower, bidet, low level WC and pedestal wash basin. Tiled surrounds. Ladder radiator.

OUTSIDE

The property is approached from Back Lane between two Cotswold stone pillars giving access to a driveway with parking and turning for several vehicles. Enclosed by Cotwold stone walling.

The mature rear garden is southerly facing. Lawn with borders. Two ponds. Vegetable plot.

GARAGE

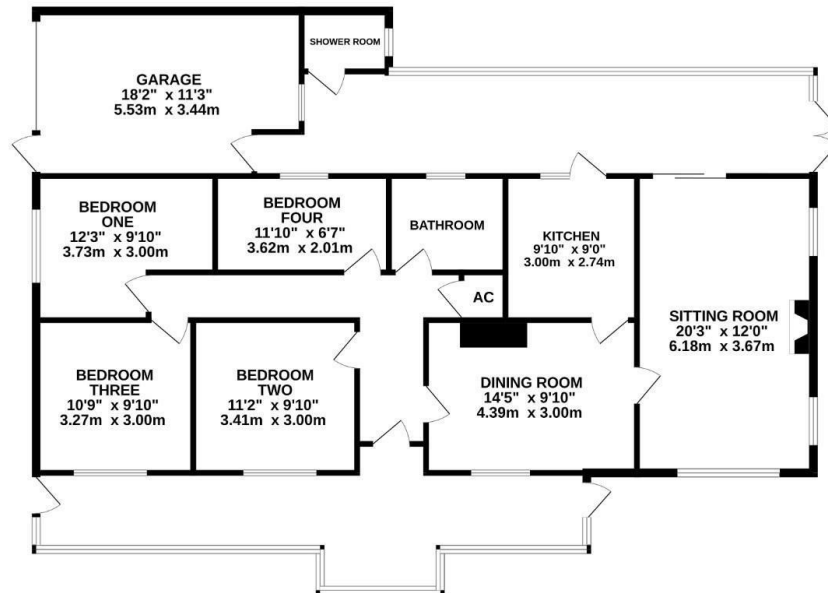
18'2" x 11'3"

With up and over door. Personal doors to the driveway and side verandah.

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 1763 sq.ft. (163.8 sq.m.) approx.



TOTAL FLOOR AREA: 1763 sq.ft. (163.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, 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

On foot, from our Fairford office. Proceed to the side of Colosseo and into Back Lane. Continue along the lane and Green Gables will be found on the right.

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) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		