



64 Jacobs Piece, Fairford, Gloucestershire, GL7 4FJ

Asking Price £420,000

- Three bed semi detached
- Cloakroom
- Driveway parking for three cars. Potential garage space subject to planning
- Sitting/dining room
- Gardens
- Remodelled kitchen/breakfast room
- Garden room that could convert to a home office

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A three bedroom semi detached situated on this popular development on the western outskirts of the Cotswold market town of Fairford. The main accommodation offers an entrance hall, cloakroom, sitting/dining room, remodelled kitchen/breakfast room, three bedrooms and a bathroom. Outside are gardens, driveway parking for three cars and a garden room that could convert to a home office.

Additional Information:

Council Tax Band- C

EPC Rating- C

Freehold



Council Tax Band: C



ENTRANCE HALL

Outside light. Entrance door with obscure glazed panel. Wood effect flooring. Staircase to first floor. Understairs cupboard.

CLOAKROOM

Suite comprising of a wash basin and WC. Ladder radiator. Wood effect flooring.

SITTING/DINING ROOM

17'1" x 12'7"

Glazed door and sidescreen to garden. Window to rear. Wood effect flooring. Radiator. Television point.

KITCHEN/BREAKFAST ROOM

15'3" x 10'2"

Window to front. One and a half bowl sink unit with mixer tap inset into a marble effect worksurface with cupboard below. Further good range of wall and base units. Tiled splashbacks and flooring. Four ring Bosch gas hob with extractor canopy above. Built in Bosch oven. Built in Bosch microwave. Cupboard housing an Alpha boiler for domestic hot water and central heating. Space and plumbing for a dishwasher and washing machine. Glazed door to sitting room.

LANDING

Roof access.

BEDROOM ONE

13'5" x 9'9"

Window to rear. Fitted double wardrobe with mirrored sliding doors.

BEDROOM TWO

14'8" x 8'6"

Window to front. Radiator.

BEDROOM THREE

10'8" x 8'3"

Window to front. Radiator. Bulk head cupboard.

BATHROOM

9'8" x 6'11"

Obscure glazed window to rear. Suite comprising of a panelled bath with mixer tap shower above, pedestal wash basin and low level WC. Tiled surrounds. Ladder radiator. Shaving point. Built in linen cupboard with radiator.

GARDEN ROOM

14'6" x 13'9"

This is currently used partly as a bar and as a store/shed in the other part. The central wall could be removed to provide a HOME OFFICE or similar.

OUTSIDE

To the front, a paved pathway leads to the entrance. Enclosed by hedgerow, the forecourt of laid to pebble stones.

The rear garden is enclosed by timber fencing and laid to lawn. A paved pathway leads to a side pedestrian gate to the driveway and continuing to the store. A full width patio is at the bottom of the garden and catches the afternoon/evening sun.

DRIVEWAY PARKING

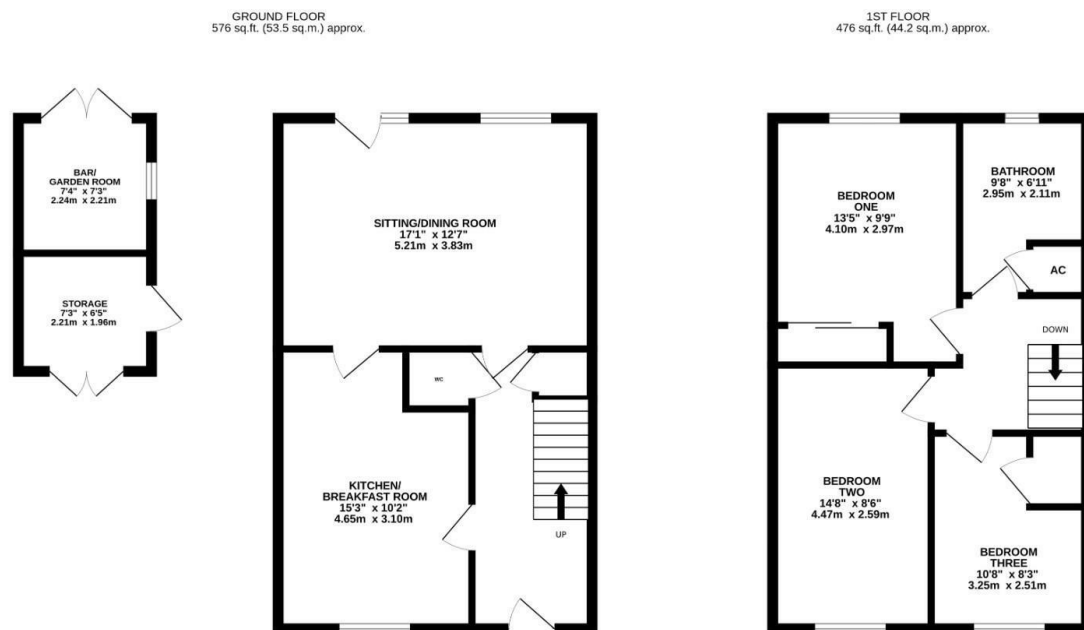
A block paved driveway provides off road parking for three cars. There is scope to provide a garage, subject to planning.

MANAGEMENT FEE

There is an estate grounds maintenance charge of £13.65 pcm

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: 1051 sq.ft. (97.7 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 towards Cirencester. Take the last turning right as you leave the town onto Jacobs Piece. Follow the road around and the property is on the right hand side.

Viewings

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

