



12 Churchill Place, Fairford, Gloucestershire, GL7 4JT

Asking Price £350,000

- Three bed semi detached in popular location
- Southerly garden
- Scope to extend
- Sitting room and conservatory
- Kitchen/dining room
- Garage and driveway

12 Churchill Place, Fairford, Gloucestershire, GL7 4JT

A three bedroom semi detached house situated in a popular location within the Cotswold market town of Fairford. The main accommodation offers an entrance hall, sitting room, full width conservatory, kitchen/dining room, side lobby, three bedrooms and a bathroom. Outside are southerly facing gardens and a garage. There is scope to extend this property, subject to any planning permission required.

Additional Information:

Council Tax Band- C

EPC Rating- TBC

Freehold



Council Tax Band: C



PORCH

Obscure glazed entrance door and sidescreen.

ENTRANCE HALL

Window to front. Staircase to first floor. Understairs cupboard. Radiator.

SITTING ROOM

13'8" x 12'7"

Patio doors to conservatory. Feature fireplace with wooden mantel and electric fire. Radiator.

CONSERVATORY

20'7" x 9'3"

Of uPVC construction. French doors to garden. Tiled flooring. Radiator.

KITCHEN

11'1" x 10'0"

Window to front. 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. Tiled flooring in the kitchen area. Space and plumbing for an automatic washing machine and a slimline dishwasher. Pantry.

DINING AREA

8'7" x 7'10"

Patio doors to conservatory. Radiator.

SIDE LOBBY

Entrance door from the front. Tiled flooring. Fitted cupboard. Space for a fridge freezer.

FIRST FLOOR LANDING

Window to front. Roof access.

BEDROOM ONE

12'5" x 11'8"

Window to rear. Radiator. Built in linen cupboard.

BEDROOM TWO

12'5" x 10'0"

Window to rear. Radiator.

BEDROOM THREE

8'8" x 7'10"

Window to front. Built in cupboard housing a Baxi boiler for domestic hot water and central heating.

BATHROOM

6'3" x 5'7"

Obscure glazed window to front. Suite comprising of a panelled bath with shower above, wash basin and WC. Tiled surrounds. Radiator.

OUTSIDE

To the front, double gates lead to the driveway for off road parking. Enclosed by Cotswold stone walling and hedgerow. Laid to lawn with borders and several trees.

The rear garden is southerly facing and enclosed by Cotswold stone walls and timber fencing. Patio. Laid to lawn with borders and a number of trees. Timber shed. Pedestrian access to the front.

GARAGE

17'3" x 14'8"

Up and over door.

FAIRFORD

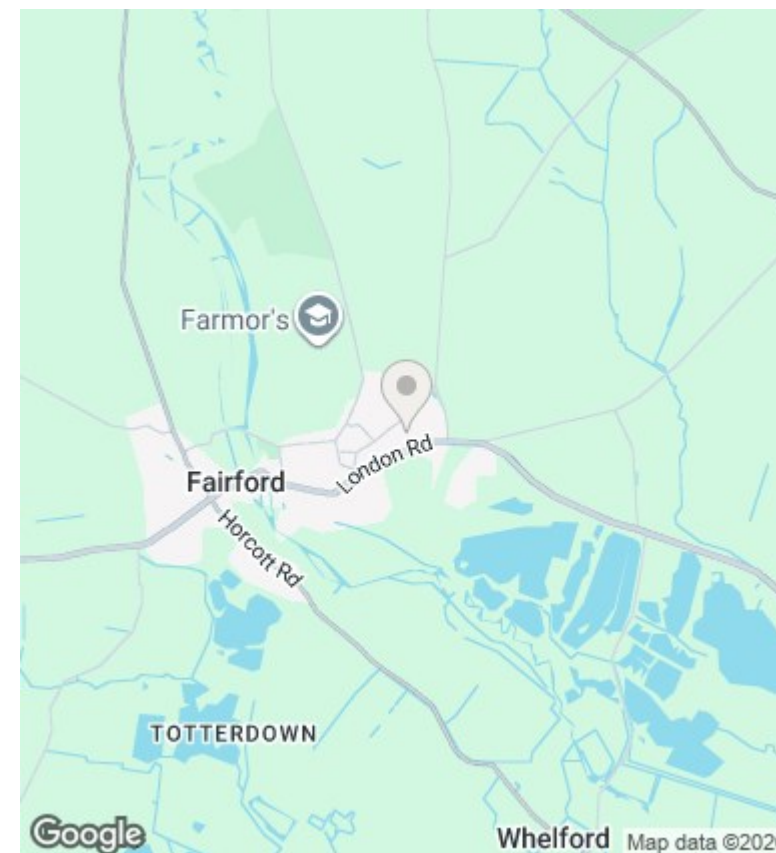
Fairford is a small market town in Gloucestershire. The town lies in the Cotswolds on the River Coln, about 6 miles (9.7 km) east of Cirencester, 4 miles (6.4 km) west of Lechlade and 9 miles (14 km) north of Swindon. Nearby are RAF Fairford and the Cotswold Water Park. The town's secondary school is 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.

Directions

From the Market Place, proceed into the High Street, past the Church and right at the junction along Park Street. At the junction, turn right and then left along Mount Pleasant, leading to Hatherop Road. Just past the turning for Queens Field on the left. the property will be found on the right. (Before the right turn into Churchill Place).

Viewings

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	