



E-Lan Moor Lane, Fairford, Gloucestershire, GL7 4AL

Offers In Excess Of £225,000

- In need of improvement
- Conservatory
- Westerly facing garden
- Two bed detached bungalow
- Kitchen
- Garage
- Sitting room
- Shower room
- No onward chain

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A two bedroom detached bungalow situated a short walk to both the countryside and to the centre of the popular Cotswold market town of Fairford. In need of updating, the property offers tremendous scope for improvement. The accommodation offers an entrance hall, sitting room, kitchen, conservatory, two bedrooms and a shower room. Outside are gardens and a garage. Available with no onward chain.

Additional Information:

Council Tax Band- C

EPC Rating- E

Freehold



Council Tax Band: C



ENTRANCE HALL

Entrance door with obscure glazed panels. Dimplex heater. Built in cupboard with space for a washing machine in the bottom part.

SITTING ROOM

15'1" x 10'3"

Windows to front and side. Dimplex heater. Boarded fireplace.

KITCHEN

10'3" x 9'4"

Windows to side and rear. Door to conservatory. Single drainer sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further wall and base units. Breakfast bar. Tiled splashbacks. Neff four ring electric hob. Built in Zanussi oven. Dimplex heater.

CONSERVATORY

14'10" x 10'8"

Of uPVC construction. Door to garden. Tiled flooring.

BEDROOM TWO

11'6" x 10'0"

Window to front. Dimplex heater.

BEDROOM ONE

11'6" x 10'4"

Window to rear. Dimplex heater. Fitted bedroom furniture.

SHOWER ROOM

7'9" x 6'8"

Two obscure glazed windows to the rear. Suite comprising of a shower cubicle and an all in one vanity with WC. Tiled surrounds. Ladder radiator. Built in airing cupboard. Roof access.

OUTSIDE

To the front is a block retaining wall with a gate leading to a gravelled forecourt and drive. Overgrown borders.

The rear garden is westerly facing. Patio. Overgrown.

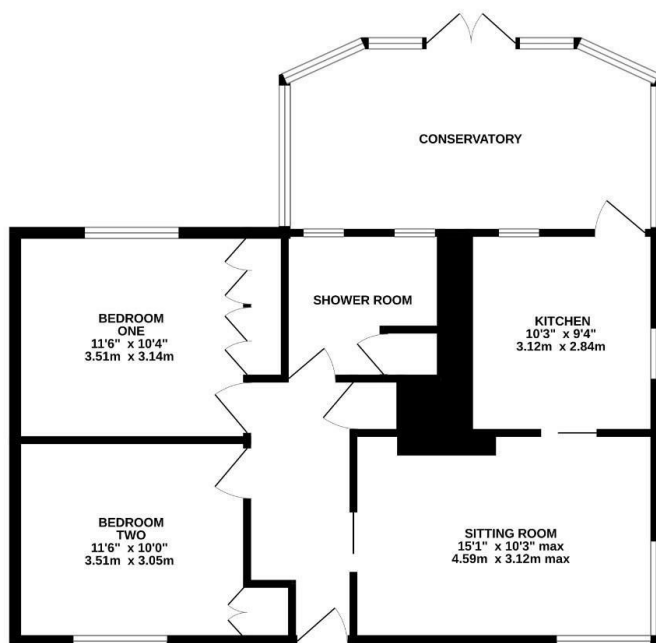
GARAGE

Up and over door. Power.

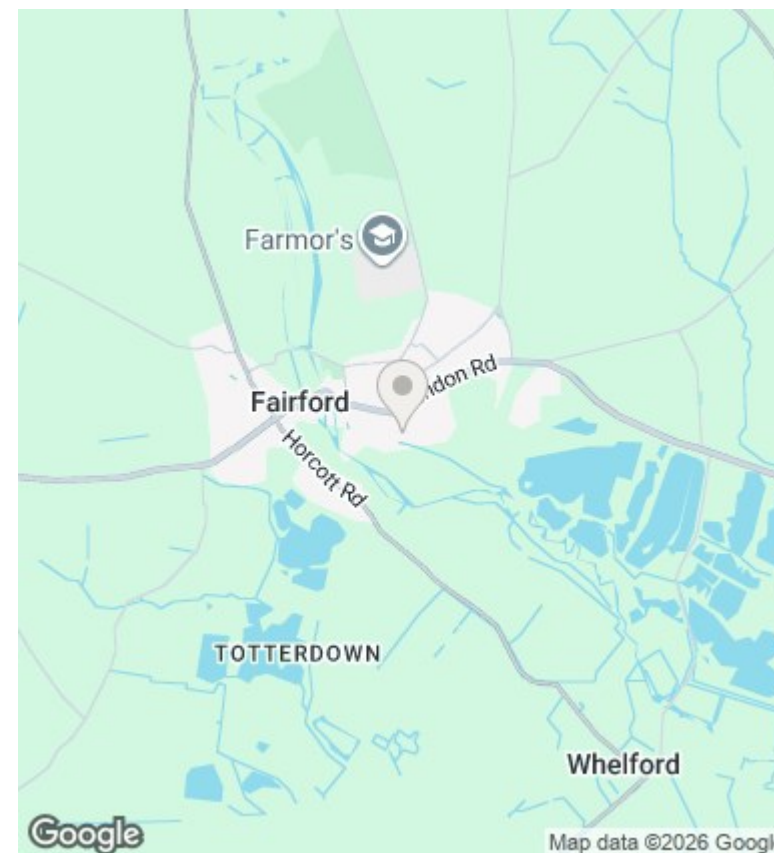
FAIRFORD

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



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 errors or omissions in this 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. Made with Neatplan ©2025



Directions

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		72
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		