



14 Lygon Court, Fairford, Gloucestershire, GL7 4LX

Asking Price £385,000

- A larger than most three bedroom cottage
- Sitting room and dining room
- Garage and garden
- Available to those aged 55 years and above
- Conservatory
- Communal gardens
- Upgraded by the current owner
- Kitchen and utility

14 Lygon Court, Fairford, Gloucestershire, GL7 4LX

A most impressive terraced cottage situated around a quadrangle of communal gardens in the popular Cotswold market town of Fairford. Available to those aged 55 years and over, this cottage has been upgraded by the current owner, offering larger than most accommodation which comprises of an entrance hall, shower room, sitting room, dining room, conservatory, kitchen and utility, three bedrooms and a bathroom. Outside are gardens and a garage. Available with no onward chain.

Additional Information:

Council Tax Band- F

EPC Rating- D

Freehold



Council Tax Band: F



ENTRANCE HALL

Entrance door with obscure glazed panel. Staircase to first floor with chair lift. Understairs cupboard. Tiled flooring with underfloor heating.

SHOWER ROOM

A refitted suite comprising of a shower cubicle, vanity unit and low level WC. Tiled surrounds and tiled flooring with underfloor heating. Extractor fan. Ladder radiator.

SITTING ROOM

16'3" x 10'8"

Glazed panelled double doors from the hallway. Window to front overlooking the grounds. Convector heater. Built in bookshelves with cupboards below. Archway to the dining room.

DINING ROOM

18'1" x 11'3"

Window to rear. Patio doors to the conservatory. Two convector heaters.

KITCHEN

12'2" x 10'8"

Window to rear. Tiled floor with underfloor heating. A refitted kitchen comprising of a one and a half bowl sink unit with mixer tap above set into a Corian worksurface with cupboard below. Further range of wall and base units. AEG induction hob with extractor canopy above. Built in AEG double oven. Space and plumbing for a dishwasher. Further utility space.

UTILITY ROOM

Rolled edge worksurface. Water softener. Space and plumbing for automatic washing machine and space for a tumble dryer. Fitted shelving. Tiled flooring with underfloor heating.

CONSERVATORY

Tiled flooring with underfloor heating. Television point. Glazed door to garden.

LANDING

Roof access. Convector heater. Built in linen cupboard.

BEDROOM ONE

14'4" x 13'9"

Window to front. Convector heater. Range of built in wardrobes and a walk in wardrobe.

BEDROOM TWO

12'3" x 10'8"

Window to rear. Convector heater. Built in double wardrobe.

BEDROOM THREE

11'6" x 10'0"

Window to rear. Convector heater. Built in wardrobe. Roof access.

BATHROOM

Velux window to rear. A refitted suite comprising of a panelled bath, vanity unit and low level WC.

OUTSIDE

To the front, a paved pathway leads to the entrance. Laid to lawn.

The rear garden is enclosed by timber fencing. Laid to patio and to gravel. Water feature. Cultivated borders. Timber shed. Rear pedestrian access.

COMMUNAL GARDENS

Lygon Court is set around the central communal gardens.

GARAGE

The garage is sited the first from the left below flat 32. Up and over door. Power.

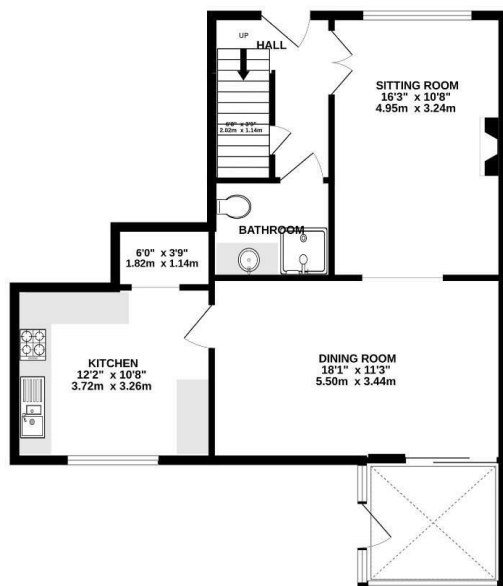
AGENTS' NOTE

Lygon Court is a prestigious development for those aged 55 years and above. There is a management or service charge of £2,874.16pa (2023-24) and this covers communal facilities such as the gardens, lighting of communal areas, buildings insurance, external maintenance and the visiting site manager.

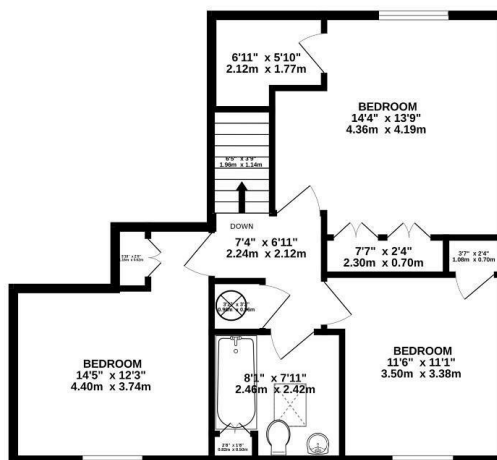
FAIRFORD

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, cottage hospital, an optician and a weekly market.

GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 1362 sq.ft. (126.5 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, turn left along London Street. Take the second right into East End and over the two traffic calmers. Turn right just before the Bowls Club and Lygon Court. There is visitors' parking immediately 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	80
EU Directive 2002/91/EC		
England & Wales		