



## 20 Jefferies Close, Fairford, Gloucestershire, GL7 4NE

Offers In Excess Of £230,000

- Two bed terrace
- Wet room
- No onward chain
- Sitting/dining room
- South facing garden
- Kitchen
- Two parking spaces

# 20 Jefferies Close, Fairford, Gloucestershire, GL7 4NE

An upgraded two bedroom terrace situated around a quadrangle of similar homes in the popular Cotswold market town of Fairford. Comprising of an entrance hall, refitted kitchen, sitting/dining room, two bedrooms and a refitted shower room. Outside are southerly gardens and two parking spaces. Available with no onward chain.

Additional Information:

Council Tax Band- B

EPC Rating- D

Freehold



Council Tax Band: B



### CANOPIED ENTRANCE

Outside light. Entrance door.

### ENTRANCE HALL

Wood effect flooring. Meter cupboard.

### KITCHEN

8'10" x 7'3"

Window to front. One and a half bowl single drainer sink unit inset into a worksurface with cupboard below. Further range of refitted wall and base units. Tiled surrounds. Wood effect flooring. Cannon gas cooker. Radiator. Wall mounted Baxi boiler for domestic hot water and central heating.

### SITTING/DINING ROOM

14'8" x 12'10"

Patio doors to garden. Television and telephone points. Staircase to first floor. Understairs recess.

### LANDING

### BEDROOM ONE

11'0" x 9'7"

Window to rear. Radiator. Built in wardrobe. Built in airing cupboard.

### BEDROOM TWO

10'11" x 7'1"

Window to front. Radiator. Roof access.

### WET ROOM

Obscure glazed window to front. The room has been refitted as a wet room with a non slip floor. Suite comprising of a Mira shower, low level WC and a wall mounted wash basin with cupboard below. Tiled surrounds. Ladder radiator.

### OUTSIDE

The forecourt is block paved. Outside tap.

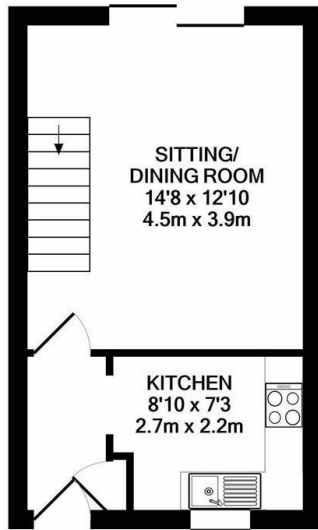
The rear garden is southerly facing and enclosed by timber fencing. Rear pedestrian gate. Laid to patio.

### TWO ALLOCATED PARKING SPACES

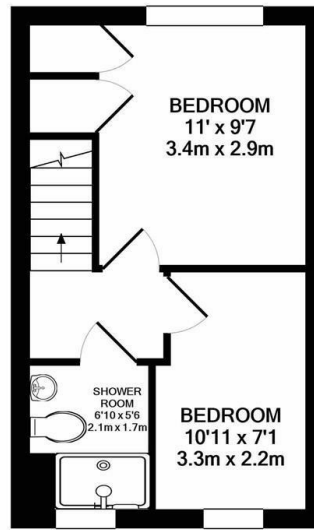
Two numbered spaces.

### 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.



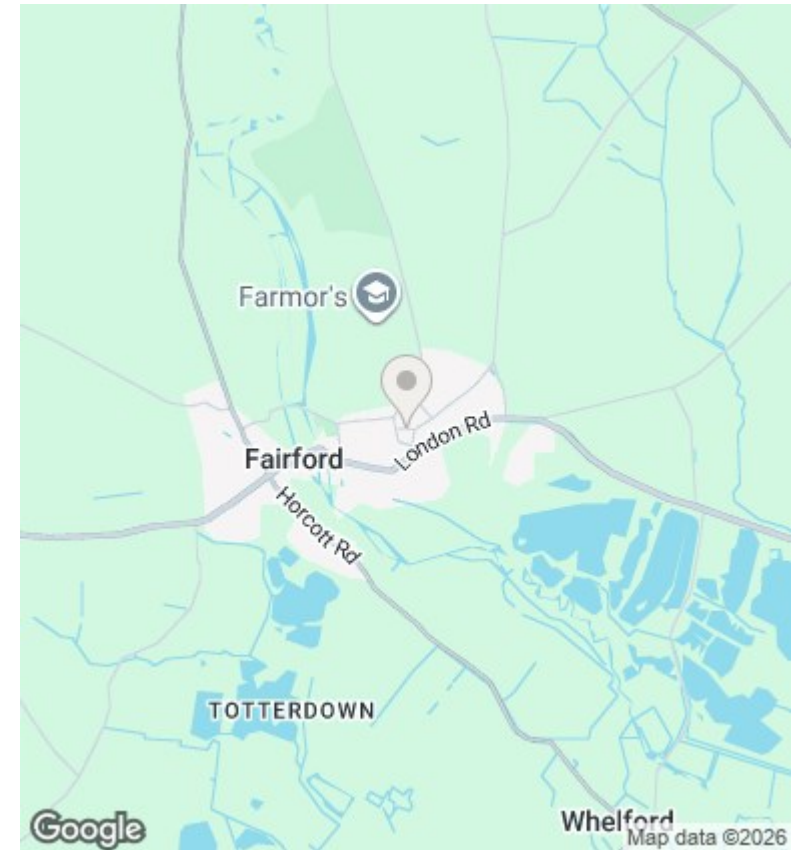
GROUND FLOOR  
APPROX. FLOOR  
AREA 282 SQ.FT.  
(26.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 277 SQ.FT.  
(25.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 558 SQ.FT. (51.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 into the High Street, past the Church then right onto Park Street. Turn left at the junction then first right into Queens Field. Jefferies Close is first 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) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	