



## Cangle End London Road, Fairford, Gloucestershire, GL7 4AY

Asking Price £540,000

- Three/four bed link detached house
- Study/bedroom four
- Refitted shower room
- Mature southerly garden
- Refitted kitchen
- Parking for three cars
- Sitting room and dining room
- Utility and cloakroom

# Cangle End London Road, Fairford, Gloucestershire, GL7 4AY

An updated three/four bedroom link detached house situated towards the eastern outskirts of the popular Cotswold market town of Fairford. The main accommodation offers an entrance hall, cloakroom, sitting room, dining room, study/bedroom four, refitted kitchen, utility room, three bedrooms and a refitted shower room. Outside are southerly gardens, a reduced garage/workshop and driveway parking for several cars.

## Additional Information:

Council Tax Band- D

EPC Rating- D

Freehold



Council Tax Band: D



#### COVERED PORCH

Outside light. Entrance door with obscure glazed panels and sidescreen.

#### ENTRANCE HALL

Staircase to first floor. Understairs cupboard. Parquet flooring. Radiator. Telephone point.

#### CLOAKROOM

Obscure glazed window to front. Refitted suite comprising of a low level WC and vanity unit. Tiled splashbacks. Wall mounted cupboard. Radiator.

#### SITTING ROOM

22'9" x 10'9"

Glazed screen to the front. Patio doors to the garden. Woodburner. Television point. Radiator.

#### DINING ROOM

9'10" x 9'10"

Window to rear. Sliding doors to the sitting room. Radiator.

#### STUDY/BEDROOM FOUR

9'10" x 8'3"

Window to rear. Parquet flooring. Radiator. Telephone point.

#### KITCHEN

12'5" x 8'3"

Window to front. A refitted kitchen comprising of a one and a half bowl single drainer sink unit with cupboard below. Further range of wall and base units. Four ring Neff induction hob, Built in Neff Oven. Integrated dishwasher. Breakfast bar. Further utility space for a fridge freezer. Door to utility room.

#### UTILITY ROOM

9'5" x 8'3"

Obscure glazed to garden. Belfast sink with cupboard below. Tiled splashbacks. Rolled edge worksurface with utility space below. Wall units. Tiled flooring. Space and plumbing for automatic washing machine. Radiator. Wall mounted Worcester boiler for domestic hot water and central heating. (The boiler is Hydrogen ready).

#### LANDING

Window to rear. Fitted storage trunks. Roof access.

#### BEDROOM ONE

17'5" x 10'9"

Windows to front and rear. Built in wardrobe. Radiator.

#### BEDROOM TWO

9'8" x 8'3"

Window to front. Built in cupboard housing the water cylinder. Radiator.

#### BEDROOM THREE

8'3" x 7'6"

Window to rear. Built in wardrobe. Radiator.

#### SHOWER ROOM

9'10" x 6'7"

Obscure glazed window to front. Refitted suite comprising of a shower cubicle, vanity unit and WC. Tiled splashbacks. Ladder radiator.

#### REDUCED GARAGE/WORKSHOP

8'3" x 7'9"

The garage was reduced in size to provide the utility room. Wooden swing doors. It is ready for an EV connection.

#### OUTSIDE

The property is approached by a tarmac driveway that provides parking and turning for several vehicles. Hedgerow and shrubs. Laid to lawn. Outside tap. A pedestrian gate leads to the side.

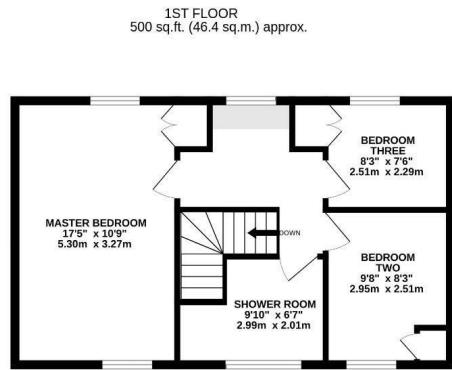
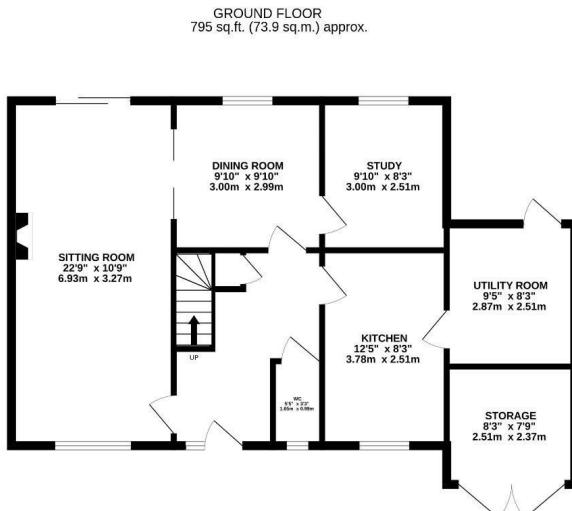
The rear gardens are mature and southerly facing. Full width patio. Laid to lawn with flower and shrub borders. Fruit tree. Timber shed. Log store. Outside power point. Outside taps (hot and cold).

#### AGENTS NOTE

The property has been modernised, not only to include refitting of the kitchen, cloakroom and shower room, but it has also been rewired, replumbed and has a replacement boiler.

#### 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: 1295 sq.ft. (120.3 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 equipment 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 Lechlade. Go past the turning on the right for Cinder Lane (Fairford FC) and the property will be found a short distance 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	62	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		