



## 2 Leaffield Road, Fairford, Gloucestershire, GL7 4LL

£1,350 PCM

- Two bed semi detached
- Kitchen/dining room
- Garage and parking for several cars
- Bathroom with shower
- Sitting room
- Gardens

# 2 Leaffield Road, Fairford, Gloucestershire, GL7 4LL

A two bedroom semi detached house situated in this popular location in the Cotswold market town of Fairford. The main accommodation offers an entrance porch, sitting room, kitchen/dining room, two bedrooms and a bathroom. Outside are gardens, a garage and parking for several cars.

EPC Rating- C. Council Tax Band- C. Heating type – Gas

Current Electric Provider- TBC. Current Gas Provider- TBC. Water Supplier- Thames Water

Length of Tenancy- 12 Months. Deposit- £1,557.69 (5 Weeks Rent). Holding Fee- £311.53 (1 Weeks Rent, Once successfully passed referencing this will go towards the first months rent)



Council Tax Band: C



### ENTRANCE PORCH

Enclosed timber frame with glass panel porch leading to the front door.

### SITTING ROOM

15'5" x 11'11"

Window to the front. Staircase to first floor. Understairs cupboard. Radiator. Television point. Small cupboard housing the meters. Digital thermostat control with wireless connection to the boiler.

### KITCHEN/DINING ROOM

11'10" x 9'1"

Door and window to rear. Belfast sink unit deeply set with a mixer tap into a wooden edge worksurface with cupboard below. Further range of refitted wall and base units. Tiled splashbacks. Tile effect flooring. Space and plumbing for a slimline dishwasher and washing machine. Integrated small fridge and freezer units. Four point gas hob with extractor above and built in oven below. Cupboard housing Worcester boiler for domestic hot water and central heating.

### LANDING

Access to the loft.

### BEDROOM ONE

11'11" x 9'2"

Window to rear. Radiator.

### BEDROOM TWO

11'11" x 7'2"

Window to front. Radiator.

### BATHROOM

8'11" x 4'7"

Obscure glazed window to side. Refitted suite comprising of a panelled bath

with shower above, pedestal wash basin and low level WC. Tiled surround and tiled flooring. Ladder radiator. Built in airing cupboard.

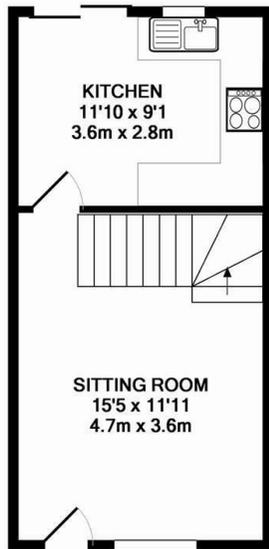
The front garden is laid to stone with a block paved pathway leading to the front and side entrance. Laid stone borders. The rear garden is enclosed by timber fencing. Laid to lawn. Full width patio from patio doors to side access. Timber shed. Side access gate.

### GARAGE AND DRIVEWAY PARKING

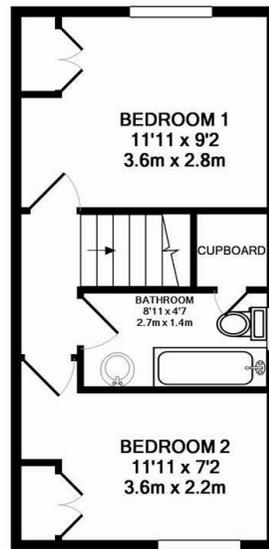
The property has a block paved driveway with access from the main road with parking in front of the garage and gravelled parking to the side. The garage has an up and over door. Eaves storage.

### 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 and a weekly market.



GROUND FLOOR  
APPROX. FLOOR  
AREA 26.9 SQ.M.  
(290 SQ.FT.)

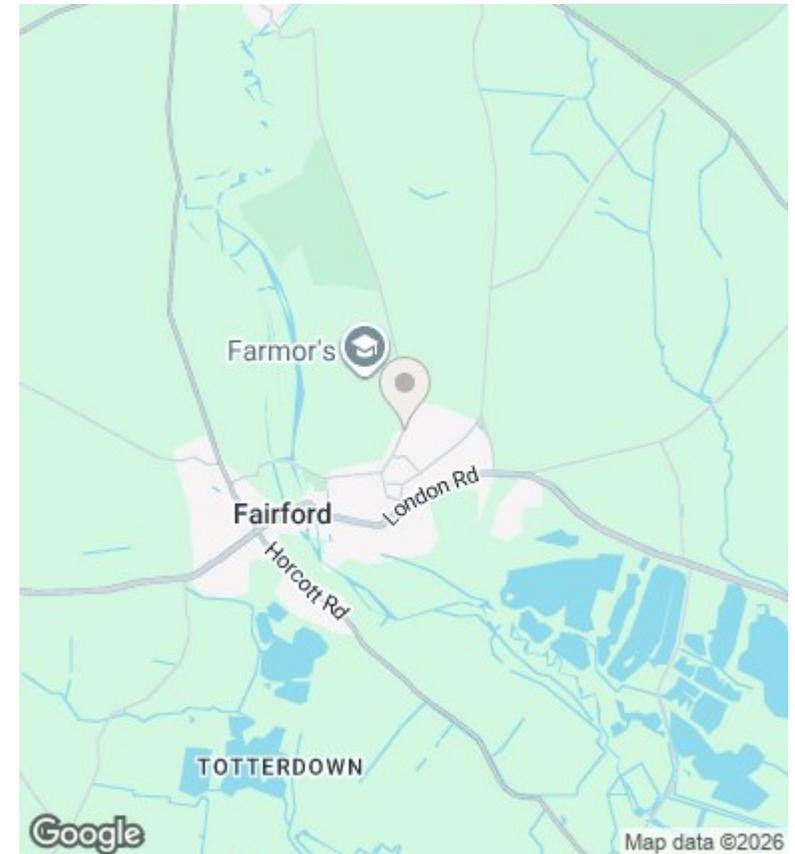


1ST FLOOR  
APPROX. FLOOR  
AREA 27.1 SQ.M.  
(291 SQ.FT.)

TOTAL APPROX. FLOOR AREA 54.0 SQ.M. (581 SQ.FT.)

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 at the junction along Park Street. Turn left onto Leafield Road. The property will be found on the right just after the turning for St Mary's Drive.

## 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) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	