



22 Jefferies Close, Fairford, Gloucestershire, GL7 4NE

Asking Price £269,000

- Two bed end terrace
- Bathroom with shower
- Sitting room
- Gardens
- Refitted kitchen/dining room
- Two parking spaces

22 Jefferies Close, Fairford, Gloucestershire, GL7 4NE

A two bedroom end terrace situated in a quadrangle of similar homes in the popular Cotswold market town of Fairford. The main accommodation offers a sitting room, refitted kitchen/dining room, two bedrooms and a bathroom with shower. Outside are gardens and parking for two cars.

Additional Information:

Council Tax Band- B

EPC Rating- C

Freehold



Council Tax Band: B



SITTING ROOM

15'3" x 12'11"

Part obscure glazed entrance door. Window to front. Built in meter cupboard. Staircase to first floor. Understairs recess. Door to kitchen/dining room.

KITCHEN/DINING ROOM

12'11" x 9'3"

French doors and window to rear. Single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further range of refitted wall and base units. Tiled splashbacks. Four ring Candy gas hob with extractor above. Built in Candy oven. Space and plumbing for automatic washing machine. Radiator. Wall mounted Ideal boiler for domestic hot water and central heating.

LANDING

BEDROOM ONE

11'0" x 9'8"

Window to front. Built in wardrobe. Built in airing cupboard. Radiator. Wood effect flooring.

BEDROOM TWO

11'0" x 7'1"

Window to rear. Radiator. Wood effect flooring. Access to boarded loft space with lighting.

BATHROOM

6'11" x 5'6"

Obscure glazed window to rear. Suite comprising of a panelled bath with Mira shower above, enclosed WC and a wash basin. Tiled surrounds. Ladder radiator.

OUTSIDE

To the front, a paved pathway leads to the entrance. The forecourt is laid to pebbles.

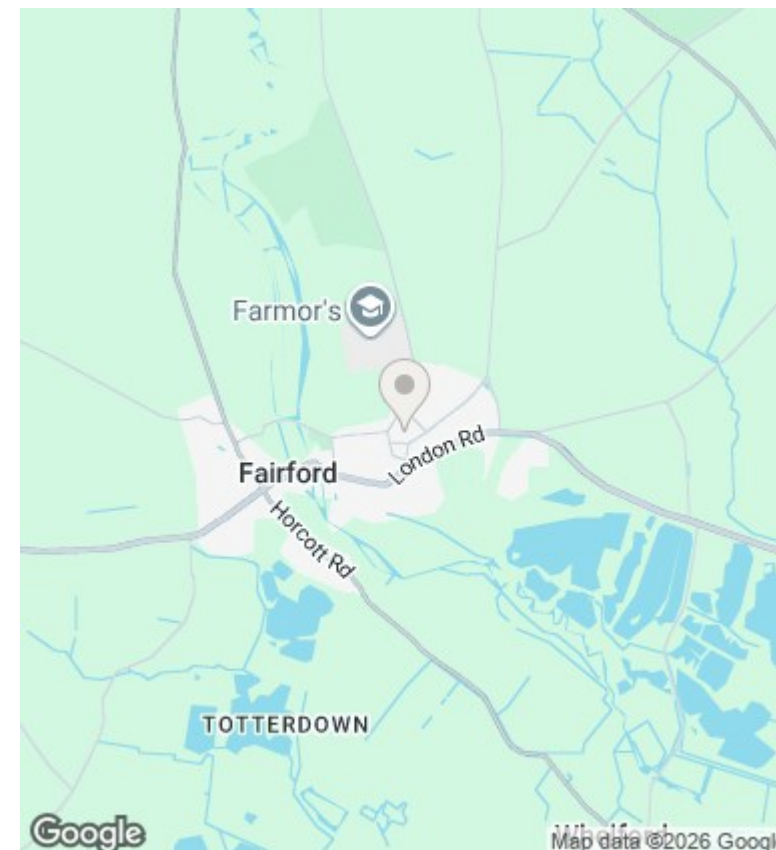
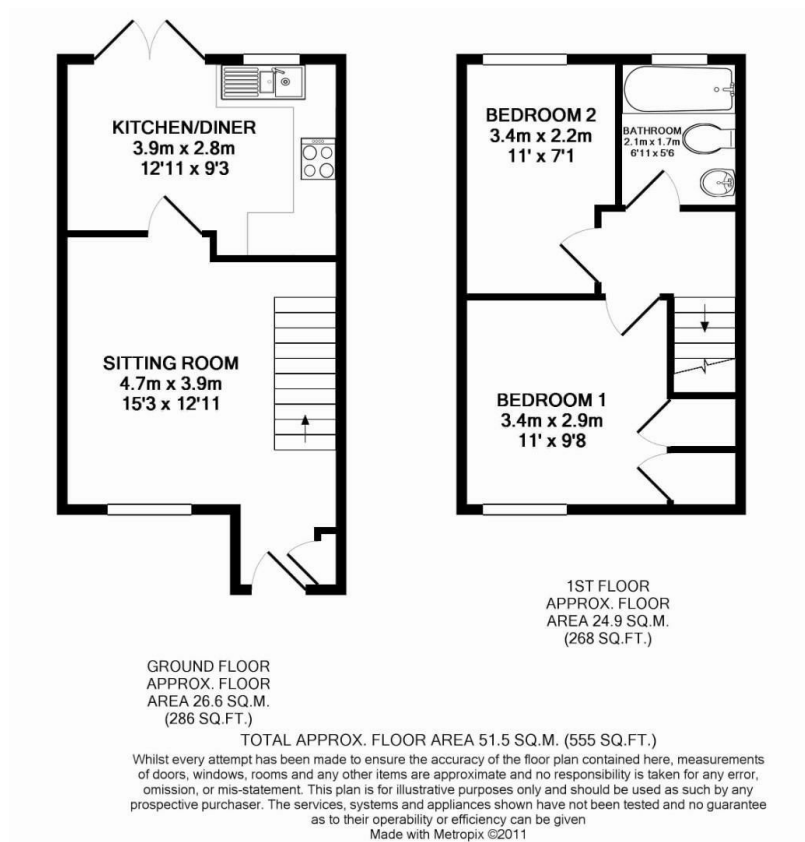
The rear garden is enclosed by timber fencing. Pedestrian gate to the parking spaces. Laid to patio and gravel with flower beds. Timber shed. Outside tap.

ALLOCATED PARKING

There are two side by side parking spaces immediately to the side of the property.

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.



Directions

From the Market Place proceed into the High Street, past the Church, then right at the junction along Park Street. Turn left at the junction, first right into Queens Field and Jefferies Close is the first 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		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		