



16 Whelford Road, Kempford, Gloucestershire, GL7 4EE

Offers In Excess Of £310,000

- In need of updating with good potential to extend
- Kitchen
- Driveway parking for several cars
- Three bed semi detached
- Shower room
- Boiler installed during 2023
- Sitting/dining room
- Good sized garden
- No onward chain

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A three bedroom semi detached situated on the outskirts of the popular Cotswold village of Kempford, the larger centres of Fairford and Lechlade being a few miles drive to the north. The main accommodation offers an entrance hall, sitting/dining room, kitchen, shower room and three bedrooms. Outside are good sized gardens to the rear and driveway parking to the front for several cars.

The property is in need of modernisation and is available with no onward chain.

Additional Information:

Council Tax Band- B

EPC Rating- TBC

Freehold



Council Tax Band: B



ENTRANCE HALL

Half obscure glazed entrance door. Staircase to first floor. Radiator.

SHOWER ROOM

8'0" x 5'6"

Obscure glazed window to front. Suite comprising of a shower cubicle, vanity unit and low level WC. Tiled walls. ladder radiator.

SITTING/DINING ROOM

15'0" x 12'0"

Windows to front and rear. Two radiators. Tiled fireplace.

KITCHEN

9'8" x 8'6"

Window to side. Half glazed door to rear. Single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further wall and base units. Tiled splashbacks and flooring. Wall mounted Worcester boiler for domestic hot water and central heating (installed in late 2023). Gas cooker point. Breakfast bar. Radiator. Walk in pantry. Window to side. Rolled edge worksurface.

STORM PORCH

LANDING

Window to rear. Roof access. Radiator.

BEDROOM ONE

15'0" x 8'10"

Window to front. Radiator. Feature fireplace.

BEDROOM TWO

15'0" x 8'1"

Window to front. Radiator.

BEDROOM THREE

8'6" x 7'1"

Window to side. Linen cupboard. Radiator.

OUTSIDE

To the front is a gravelled driveway with parking and turning for several vehicles. Flower and shrub beds.

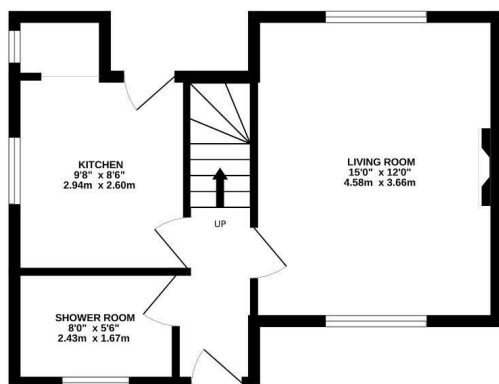
The rear garden is south easterly facing and enclosed by timber fencing with some reconstituted stone. Laid to lawn with borders. Vegetable plot. Outside store. Side pedestrian access.

KEMPSFORD

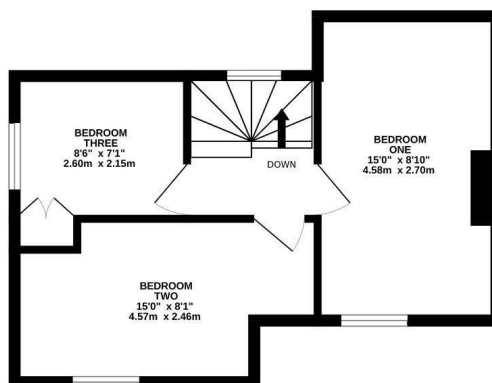
Kempsford, which includes the hamlets of Whelford and Dunfield, lies in Gloucestershire upon the Thames halfway between Cricklade and Lechlade, where the river divides Gloucestershire from Wiltshire.

A small Cotswold village made up principally of period houses and cottages, the village offers a primary school, parish church and a public house.

GROUND FLOOR
371 sq.ft. (34.4 sq.m.) approx.

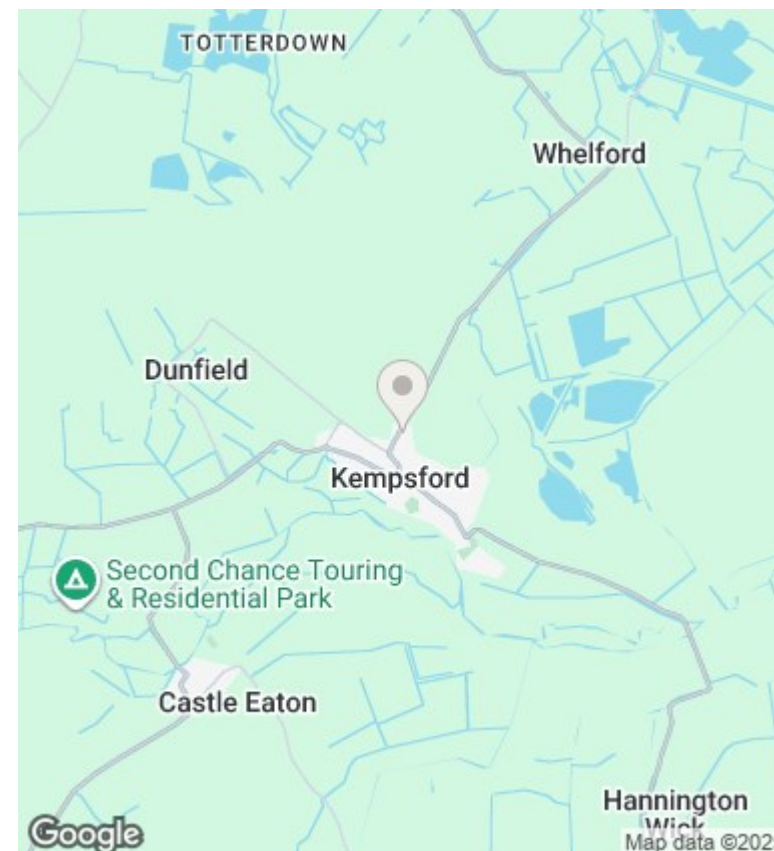


1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 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 Fairford, proceed to Kempford. On approaching the village, the property is on the left.

Viewings

Viewings by arrangement only. Call 01285 712900 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC