



2 White Hart Court, Fairford, Gloucestershire, GL7 4NH

Asking Price £325,000

- Grade II Listed two bedroom cottage
- Two double bedrooms
- Courtyard garden
- Kitchen/dining room
- En suite cloakroom
- Parking
- Sitting room
- Refitted bathroom with shower

2 White Hart Court, Fairford, Gloucestershire, GL7 4NH

A well presented two bedroom Grade II Listed cottage situated close to the centre of the popular Cotswold market town of Fairford. The accommodation mainly comprises of an entrance hall, sitting room, kitchen/dining room, refitted bathroom, two double bedrooms and an en suite cloakroom. Outside is parking for one car and a courtyard garden.

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



Council Tax Band: D



ENTRANCE HALL

Stable door with obscure glazed panel. Staircase to first floor. Understairs cupboard.

SITTING ROOM

15' x 15'

Window to front with blinds. Cotswold stone functional fireplace. Exposed timber. Radiator. Television point.

KITCHEN/DINING ROOM

15'2" x 10'10"

Windows to front and rear with blinds. 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. Four ring Lamona gas hob with extractor above and built in Lamona oven below. Bosch fridge freezer. Hisense Washing machine. Beko dishwasher. Cupboard housing a Worcester boiler for domestic hot water and central heating. Pantry. Radiator.

MEZZANINE BATHROOM

8'4" x 5'4"

Obscure glazed window to rear. Refitted suite comprising of a panelled bath with shower above, vanity unit and WC. Fully tiled walls. Ladder radiator.

LANDING

Velux window to front.

BEDROOM ONE

15'4" x 15'

Window to front. Radiator. Built in wardrobe. Additional freestanding wardrobe and drawers.

BEDROOM TWO

10'9" x 9'5"

Window to front. Radiator.

EN SUITE CLOAKROOM

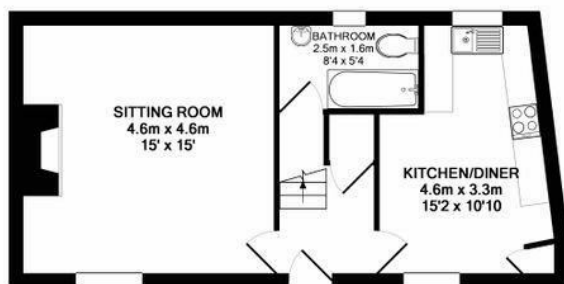
Suite comprising of a low level WC and pedestal wash basin.

OUTSIDE

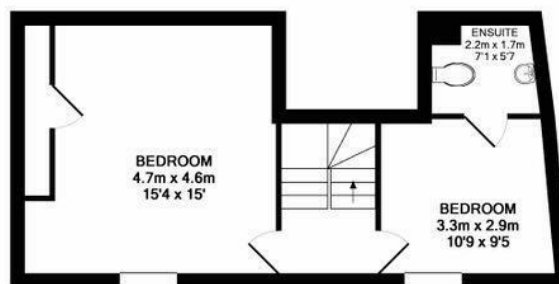
To the front is a gravelled parking space. Patio. Outside tap. Power point for an electric vehicle. Two timber stores. Outside light.

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 42.6 SQ.M.
(459 SQ.FT.)

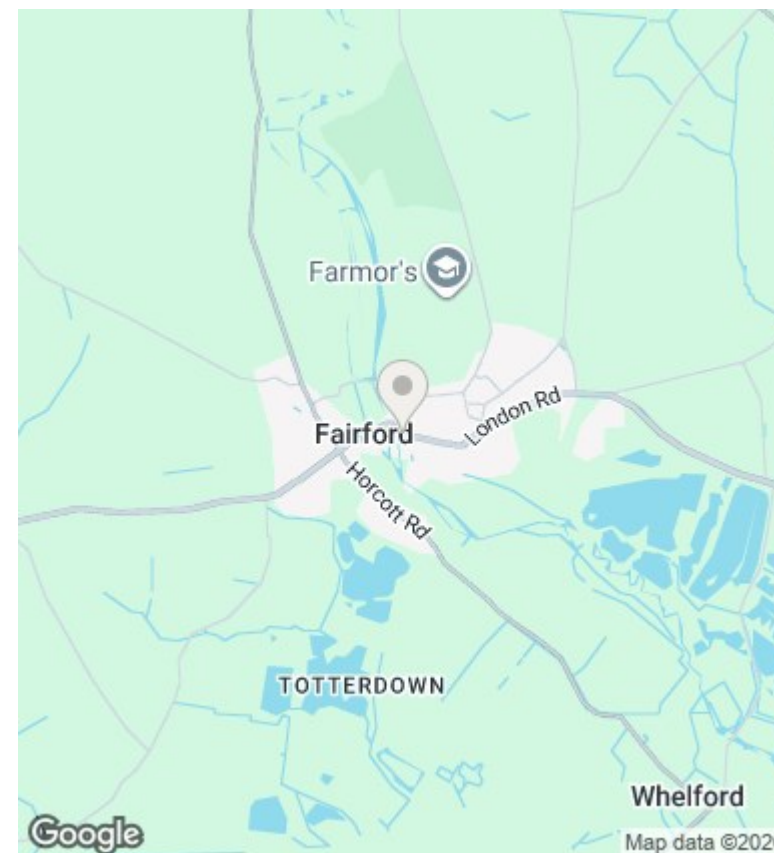


1ST FLOOR
APPROX. FLOOR
AREA 37.9 SQ.M.
(408 SQ.FT.)

TOTAL APPROX. FLOOR AREA 80.5 SQ.M. (867 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

On foot from the Market Place, cross the road by the Italian restaurant and bear right under the archway into White Hart Court

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		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		