



## 11 Hatherop Road, Fairford, Gloucestershire, GL7 4JS

Asking Price £369,000

- Three bedroom semi detached
- Sitting room
- Planning permission to extend
- Large rear garden
- Kitchen/dining room
- No onward chain
- Driveway parking for several vehicles and a garage
- Conservatory

# 11 Hatherop Road, Fairford, Gloucestershire, GL7 4JS

A three bedroom semi detached house situated in the popular Cotswold market town of Fairford. The main accommodation offers an entrance hall, sitting room, kitchen/dining room, conservatory, three bedrooms and a bathroom. Outside are large gardens to the rear, driveway parking for a number of vehicles and a garage. There is also planning permission to extend, reference 23/03179/FUL.

## Additional Information:

Council Tax Band- C

EPC Rating- C

Freehold



Council Tax Band: C



## ENTRANCE HALL

Entrance door with obscure glazed panels. Radiator. Staircase to first floor.

## SITTING ROOM

13'10" x 13'0"

Window to front. Fireplace with electric fire. Understairs cupboard. Radiator.

## KITCHEN/DINING ROOM

17'3" x 9'5"

Windows to side and rear. Half obscure glazed door to conservatory. One and a half bowl 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.

Gas cooker point. Space and plumbing for washing machine and dishwasher.

Further utility space.

## CONSERVATORY

12'1" x 7'2"

Of uPVC construction. Double doors to the garden. Tiled flooring.

## LANDING

Window to side. Roof access. Linen cupboard housing an Intergas boiler for domestic hot water and central heating.

## BEDROOM ONE

11'9" x 9'11"

Window to rear. Radiator.

## BEDROOM TWO

10'10" x 8'11"

Window to front. Radiator.

## BEDROOM THREE

9'5" x 7'1"

Window to rear. Radiator.

## BATHROOM

Obscure glazed window to front. Suite comprising of a panelled bath with mixer tap shower and an additional shower above, pedestal wash basin and a low level WC. Ladder radiator.

## OUTSIDE

To the front and side is a gravelled driveway that provides off road parking for a number of vehicles.

The rear garden is approximately 100' in length with patios and decking. Two timber sheds. Lawned area.

## GARAGE

21'2" x 12'3"

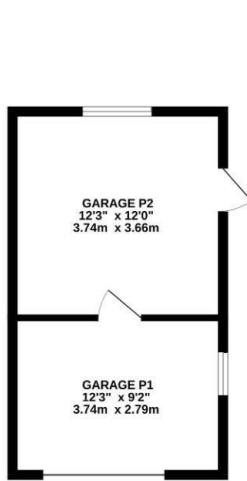
With up and over door.

## AGENTS' NOTE

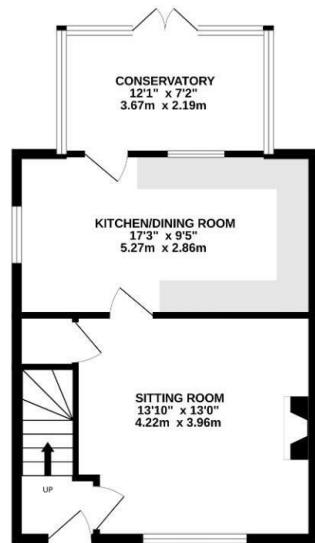
There is planning permission for a single and two storey extension to the side and rear reference 23/03179/FUL. There is also permission to provide an attic bedroom.

## FAIRFORD

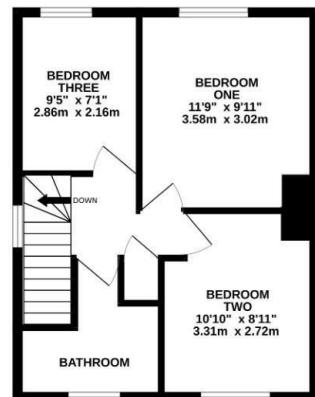
Fairford is a small market town in Gloucestershire. The town lies in the Cotswolds on the River Coln, about 6 miles (9.7 km) east of Cirencester, 4 miles (6.4 km) west of Lechlade and 9 miles (14 km) north of Swindon. Nearby are RAF Fairford and the Cotswold Water Park. The town's secondary school is 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.



GROUND FLOOR  
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



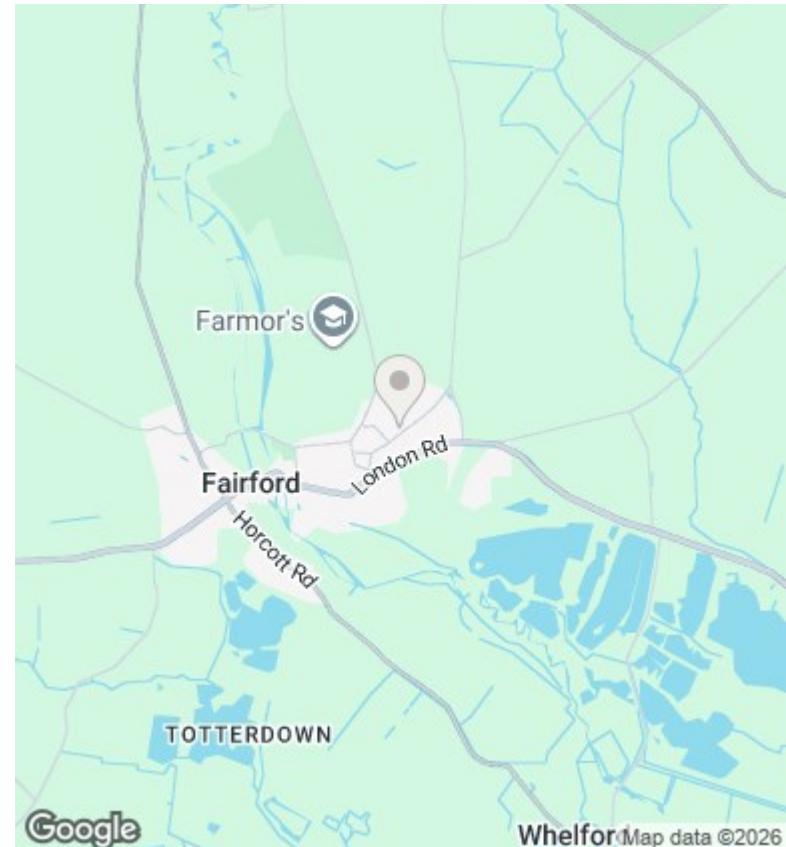
TOTAL FLOOR AREA: 1108 sq.ft. (102.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for sales and marketing purposes only and should be used as such by any prospective purchaser. The heating system 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 High Street and past the Church. Turn right at the junction then right again at the next. Turn left onto Mount Pleasant which leads to Hatherop Road. The property will then be found 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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	