



37 John Tame Close, Fairford, Gloucestershire, GL7 4NP

Price Guide £265,000

- Two bedroom terrace
- Enclosed garden
- Sitting room
- Off road parking
- Kitchen/dining room
- No onward chain

37 John Tame Close, Fairford, Gloucestershire, GL7 4NP

A two bedroom terrace situated to the eastern outskirts of the popular Cotswold market town of Fairford. The main accommodation offers a canopied entrance, sitting room, kitchen/dining room, two bedrooms and a bathroom. Outside are gardens and off road parking. Available with no onward chain.

Additional Information:

Council Tax Band- B

EPC Rating- C

Freehold



Council Tax Band: B



CANOPIED ENTRANCE

Canopied entrance porch. Entrance door.

SITTING ROOM

15'7" x 11'11"

Window to front. Staircase to first floor. Understairs recess. Pebbled electric fire in surround. Dado rail. Television point. Telephone point.

KITCHEN/DINING ROOM

11'11" x 9'2"

Patio doors to garden. Window to rear. Single drainer stainless steel sink unit mixer tap inset into a rolled edge worksurface with cupboard below. Further range of wall and base units. Tiled splashbacks. Four ring Creda gas hob. Built in Neff oven. Plumbing for a washing machine and a dishwasher. Radiator. Wall mounted Worcester boiler (fitted December 2024) for domestic hot water and central heating.

LANDING

Doors to rooms. Roof access. Dado rail.

BEDROOM ONE

11'11" x 9'2"

Window to rear. Radiator.

BEDROOM TWO

11'11" x 7'8"

Window to front. Radiator.

BATHROOM

Suite comprising of a panelled bath with shower screen and Mira shower above, low level WC and pedestal wash basin. Radiator. Built in airing cupboard. Tiled surrounds and flooring.

OUTSIDE

Westerly facing and enclosed by timber fencing. Rear pedestrian access. Patio. Fish pond. Laid to gravel with borders. Outside taps. Timber shed with a concrete base.

PARKING

Driveway parking to the front. Additional off road parking in the bay to the right side which is numbered..

AGENTS' NOTE

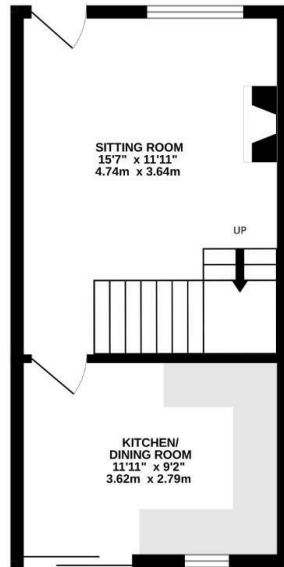
Some of the pictures visible on the details or website are showing the property before occupied.

At the point of taking instructions, there are tenants in situ. It is possible that they would be interested in remaining at the property should an investment buyer purchase the property.

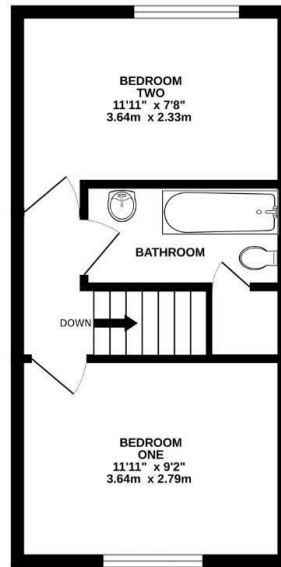
FAIRFORD

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, optician, cottage hospital and a weekly market.

GROUND FLOOR
288 sq.ft. (26.8 sq.m.) approx.

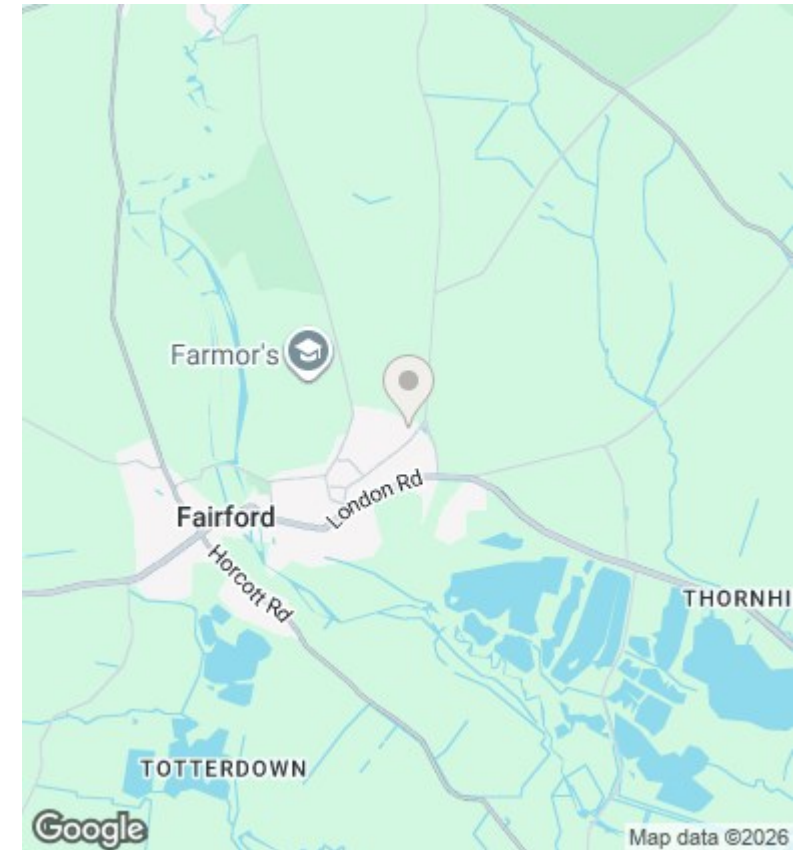


1ST FLOOR
293 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 582 sq.ft. (54.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any 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 into Park Street. Turn right at the junction then first left into Mount Pleasant. John Tame Close is the last turning 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	71	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 