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8 The Garretts, Fairford, Gloucestershire, GL7 4JA

Asking Price £339,000

- Three bedroom semi detached
- Kitchen/dining room
- Some updating required
- Open views to the front towards the Church
- Garage
- No onward chain
- Sitting room
- Gardens

3 Market Place, Fairford, Gloucestershire, GL7 4AB
01285 712900

fairford@ridgewayestateagents.co.uk
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8 The Garretts, Fairford, Gloucestershire, GL7 4JA

A three bedroom semi detached situated to the north western outskirts of the popular Cotswold market town of Fairford. Enjoying views to the front across the fields towards the Church, the main accommodation offers an entrance hall, sitting room, kitchen/dining room, side lobby, three bedrooms, bathroom and a separate WC. Outside are gardens and a garage.

Additional Information:
Council Tax Band- C
EPC Rating- D
Freehold

3 1 1 D

Council Tax Band: C

CANOPIED ENTRANCE PORCH
Wntrance door with obscure glazed stained glass panel.

ENTRANCE HALL
Staircase to first floor. Radiator.

SITTING ROOM
18'3" x 11'7"
Windows to front and rear. Cotswold stone fireplace. Two radiators. Dado rail. Television lead.

KITCHEN/DINING ROOM
11'11" x 11'6"
Window to rear. Single drainer stainless steel sink unit inset into a rolled edge worksurface with cupboard below. Further wall and base units. Tiled surrounds. Gas cooker point. Space and plumbing for automatic washing machine. Further utility space. Wall mounted Worcester boiler for domestic hot water and central heating.

SIDE LOBBY
Part glazed entrance door. Pantry. Part glazed door to kitchen.

LANDING
Window to rear. Roof access. Built in airing cupboard.

BEDROOM TWO
11'9" x 11'7"
Window to front with views across fields towards the Church. Radiator. Built in cupboard.

BEDROOM ONE
11'11" x 11'9"
Window to front with views across fields towards the Church. Radiator.

BEDROOM THREE
8'2" x 8'2"
Window to front. Radiator.

BATHROOM
Obscure glazed window to rear. Suite comprising of a panelled bath with mixer tap shower and a pedestal wash basin. Tiled surrounds. Radiator.

SEPARATE WC
Obscure glazed window to rear. Low level WC.

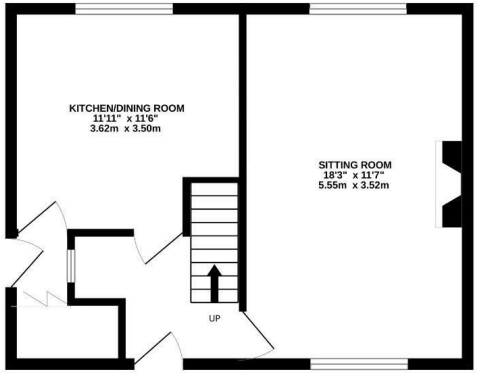
OUTSIDE
The property is approached via an arched hedgerow. Gate and pathway lead to the entrance and to the side. Laid to lawn with shrubs and a patio. Vegetable plot and greenhouse.

The rear garden is laid mainly to a vegetable plot.

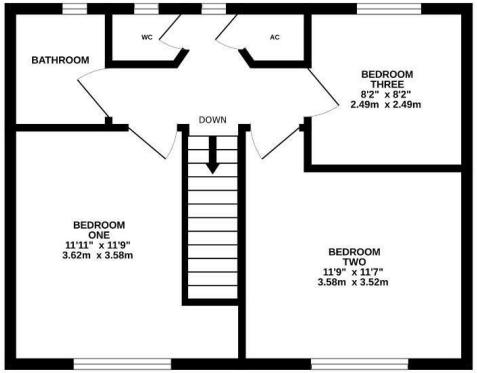
GARAGE
Up and over door. Window to the rear.

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
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.6 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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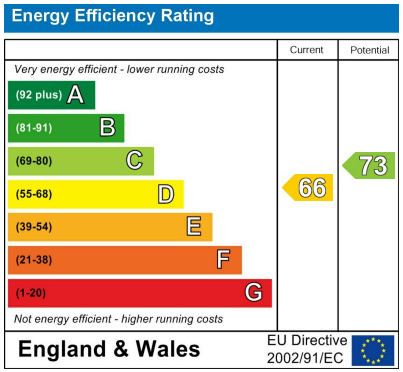
Directions

From the Market Place, proceed into the High Street, past the Church, then left at the junction along Mill Lane. Continue to the next junction and turn right. Bear left at the left turning for Honeycombe Leaze and the property is on the right.

Viewings

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



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