



88 Jacobs Piece, Fairford, Gloucestershire, GL7 4FJ

£2,000 Per Month

- Four bed detached
- Master with En Suite
- gardens overlooking open fields
- Fitted Kitchen/Dining Room
- Garage
- Sitting room
- additional parking

88 Jacobs Piece, Fairford GL7 4FJ

A well presented four bedroom detached with cloakroom, sitting room, kitchen/dining room, master en suite, garage and gardens.



Council Tax Band: E



ENTRANCE HALL

Entrance door with obscure glazed panel. Karndean wood effect flooring. Staircase to first floor. Telephone point. Radiator. Smoke alarm.

CLOAKROOM

Suite comprising of a low level WC and wall mounted was basin. Tiled splashbacks. Wood effect flooring. Radiator.

SITTING ROOM

19'7" x 11'1"

French doors to garden. Window to front. Two radiators. Television point.

KITCHEN/DINING ROOM

19'7" x 11'0"

Windows to front and rear. Half glazed door to garden. One and a half bowl single drainer sink unit with mixer tap inset into a worksurface with cupboard below. Further range of fitted wall and base units. Four ring Siemens hob with extractor above. Built in Hotpoint oven. Integrated fridge freezer. Integrated dishwasher. Radiator. Karndean wood effect flooring. Television point. Utility area with plumbing for a washing machine and additional space for a tumble dryer. Combination gas boiler for domestic hot water and central heating.

LANDING

Window to rear. Built in cupboard. Radiator. Heat alarm.

MASTER BEDROOM

13'2" x 10'7"

Window to front. Radiator. Built in wardrobe with mirrored sliding doors. Television point.

EN SUITE SHOWER ROOM

Obscure glazed window to side. Suite comprising of a shower cubicle, low level WC and wall mounted wash basin. Tiled surrounds and Karndean tile effect flooring. Ladder radiator. Shaving point.

BEDROOM TWO

11'2" x 9'5"

Window to rear. Radiator.

BEDROOM THREE

9'9" x 8'2"

Window to front. Radiator.

BEDROOM FOUR

9'9" x 6'7"

Window to front. Radiator. Double telephone point.

BATHROOM

Obscure glazed window to rear. Suite comprising of a panelled bath with mixer tap shower, wall mounted wash basin and low level WC. Tiled surrounds and Karndean tile effect flooring. Ladder radiator. Shaving point.

OUTSIDE

To the front, a paved pathway leads to the entrance. Enclosed by hedgerow and shrubs. Stepping stone pathway.

The rear garden is enclosed, westerly facing, and is probably one of the best gardens this agent has seen on this development. Laid to lawn with attractive beds and borders. Two patios. Gravelled area. Outside tap. Side pedestrian gate. Outside light. External power point. Rainwater collection butt.

GARAGE AND DRIVEWAY PARKING

Up and over door. Power and lighting. Eaves storage. Parking for two cars.

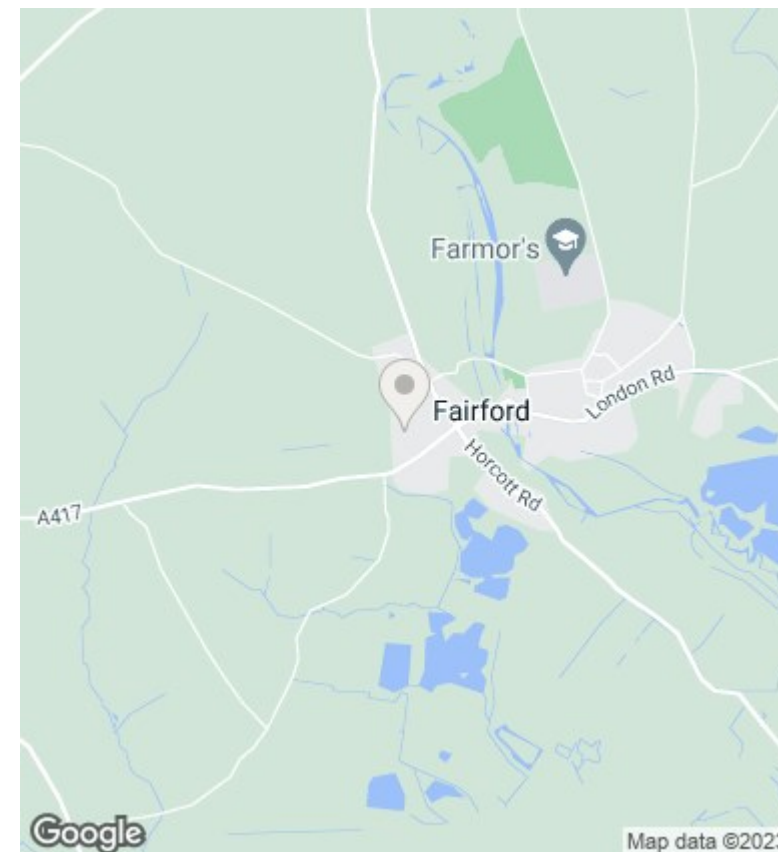
FAIRFORD

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.



TOTAL APPROX. FLOOR AREA 1149 SQ.FT. (106.7 SQ.M.)

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
Made with Metropix ©2016



Directions

From the Market Place proceed towards Cirencester.
Take the last main turning on the right into Jacobs Piece.
Follow the road all the way round and the property will
be found towards the end on the right.

Viewings

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

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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