



3 Lane End, Whelford, Gloucestershire, GL7 4HF

Guide Price £335,000

- Two bed semi detached
- Large garden with workshop
- In need of modernisation
- No Chain
- Large garage and parking

3 Lane End, GL7 4HF

Rare opportunity to purchase a semi detached property in a non estate position, requires updating, large gardens



Council Tax Band: B



ENTRANCE HALL

Staircase to first floor.

SITTING/DINING ROOM

27'3" x 11'11"

Coal effect gas fire set in marble surround, Windows to front and rear elevations.

Patio doors to conservatory

CONSERVATORY

10'6" x 10'0"

Tiled floor, Double glazed door to rear garden, Understairs storage cupboard, Door to hallway

KITCHEN/BREAKFAST ROOM

12'8" x 7'5"

Tiled floor. Single drainer sink unit. Range of fitted wall and base units, Breakfast Bar. Gas cooker. Part glazed door to hallway. Windows to front and side.

UTILITY/CLOAKROOM

Tiled floor, Low level WC. Fitted wall units. Space and plumbing for washing machine Space for a tumble dryer.

LANDING

Access to loft space - boarded with lighting

BEDROOM ONE

14'10" x 7'11"

Window to front elevation

BEDROOM TWO

14'5" x 8'6"

Window to rear overlooking garden. Boarded fireplace

BATHROOM

Comprising of a tiled shower cubicle, low level WC and pedestal wash basin.

Cupboard housing boiler with shelving. Ladder radiator. Ceiling extractor. Window to rear.

OUTSIDE

Gated drive with parking for 2-3 vehicles to the front. Crazy paved with raised shrub beds and Well.

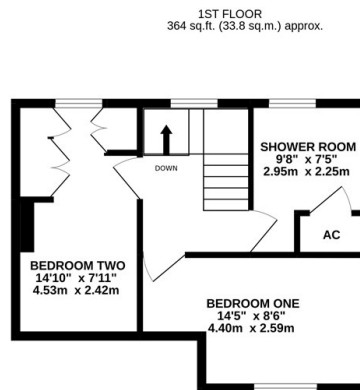
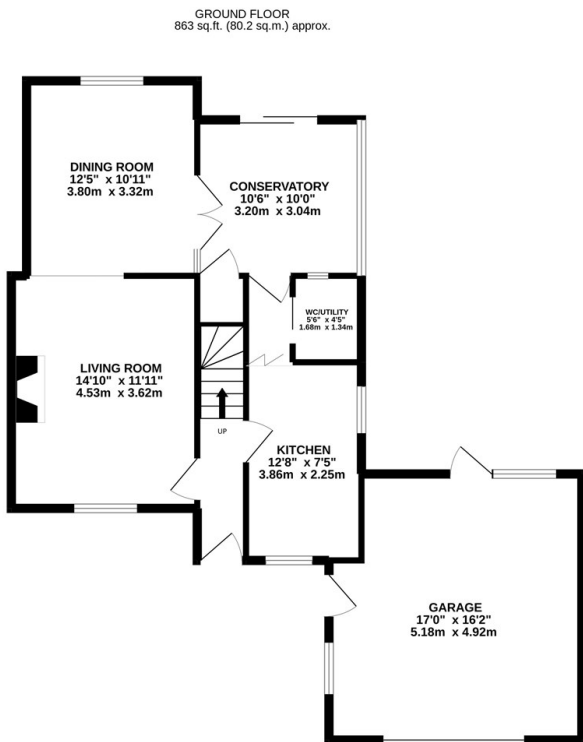
Garage with motorised roller door, power and light with access to rear garden

The large rear garden has patio and lawn area with iron gate on to further lawned area and hardstanding.

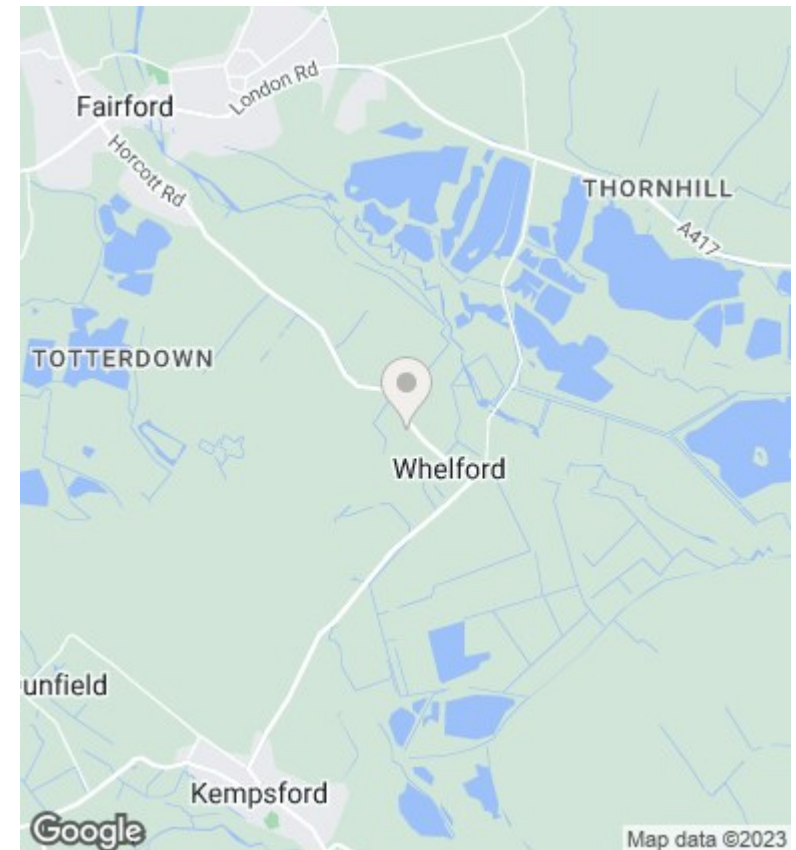
Workshop with power and lights

WHELFORD

Whelford is a small village with Kempsford and the larger centre of Fairford being a few miles drive away.



TOTAL FLOOR AREA: 1227 sq.ft. (114.0 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 Marlborough crossroads in Fairford, proceed up along Horecott Hill and past the entrance to RAF Fairford. Continue along this road and you enter the village of Whelford. Lane End is on the right.

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		77
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC