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# 3 Hampton Grove, Meysey Hampton, Gloucestershire, GL7 5JN

## £1,550 Per Month

- Three bedroom detached bungalow
- Kitchen and conservatory
- Good sized gardens
- Far reaching views to the rear
- Garage and outside cloakroom
- L shaped sitting/dining room
- Edge of village cul de sac location

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# 3 Hampton Grove, Meysey Hampton, Gloucestershire, GL7 5JN

A recently decorated and carpeted three bedroom detached bungalow situated on the edge of the popular Cotswold village of Meysey Hampton, with open views to the rear, a few miles drive to the larger centre of Fairford. The accommodation offers an entrance porch, hall, sitting/dining room, kitchen, conservatory, three bedrooms and a bathroom. Outside are good sized gardens, a garage and gardener's WC.

EPC Rating- E. Council Tax Band- E. Heating type – Oil

Current Electric Provider- TBC. Current Gas Provider- No gas. Water Supplier- Thames Water

Deposit- £1,788.46 (5 Weeks Rent)
Holding Fee- £357.69 (1 Weeks Rent)

3 1 1 E

Council Tax Band: E





## ENTRANCE PORCH
Entrance door with obscure glazed stained steel panel. Obscure glazed sidescreens. Obscure glazed door to entrance hall.

## ENTRANCE HALL
Access to an insulated loft space. Radiator. Telephone point. Meter cupboard.

## SITTING/DINING ROOM
23'0" x 14'9"
An L shaped room with windows to front and rear. Two radiators. Service hatch. Television point.

## KITCHEN
10'10" x 9'2"
Obscure glazed door to conservatory. Window to rear. One and a half bowl single drainer sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further wall and base units. Tiled splashbacks. Four ring Thorn electric hob with extractor above. Built in Neff oven. Integrated fridge. Grant boiler for domestic hot water and central heating.

## CONSERVATORY
12'10" x 7'7"
Of uPVC construction. Sliding patio doors to the rear and a further door to the side. Rolled edge worksurface and cupboard. Utility space below.

## BEDROOM ONE
13'5" x 9'10"
Window to front. Radiator.

## BEDROOM TWO
13'1" x 9'2"
Window to rear. Radiator.

## BEDROOM THREE
10'2" x 7'10"
Window to front. Radiator.

## BATHROOM
9'2" x 6'7"
Obscure glazed window to rear. Fully tiled walls. Suite comprising of a panelled bath with mixer tap shower and an all in one vanity unit with WC to the side. Cupboard housing the hot water cylinder. Radiator.

## OUTSIDE
There is a good sized frontage that is laid largely to lawn with shrub borders. A tarmac driveway leads to the garage and provides parking for a good three cars. There is a forecourt laid to patio.

The rear garden is again of a good sized and laid largely to lawn with cultivated borders. Enclosed by timber fencing and a conifer screen. There is gated access to both sides of the property. Timber shed.Patio.

## GARAGE
There is a powered roller door. Power and lighting within.

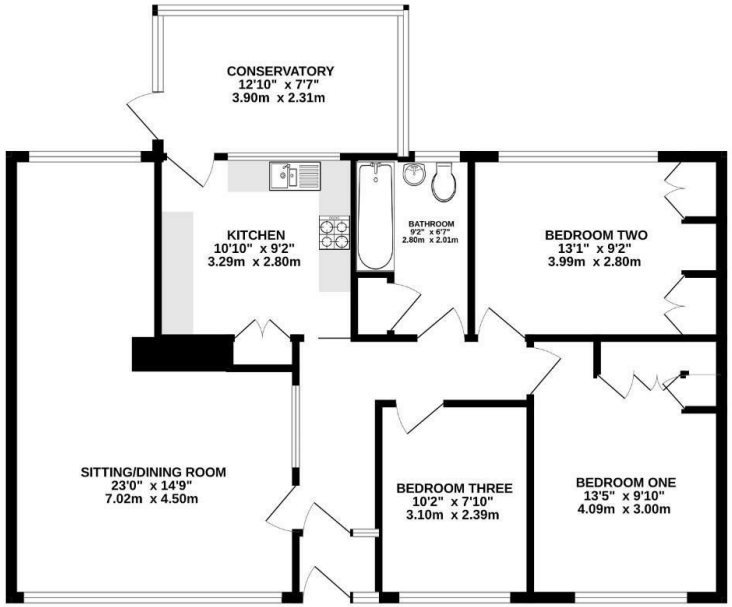
## GARDENERS' WC
There is a gardeners' WC built enclosed into the back of the garage and is accessed from the garden.

## AGENTS' NOTE
A gardener can be available as an option.

At the point of instruction, there are some cosmetics to complete. In addition, with reference to the floorplan, the wardrobes have been removed.

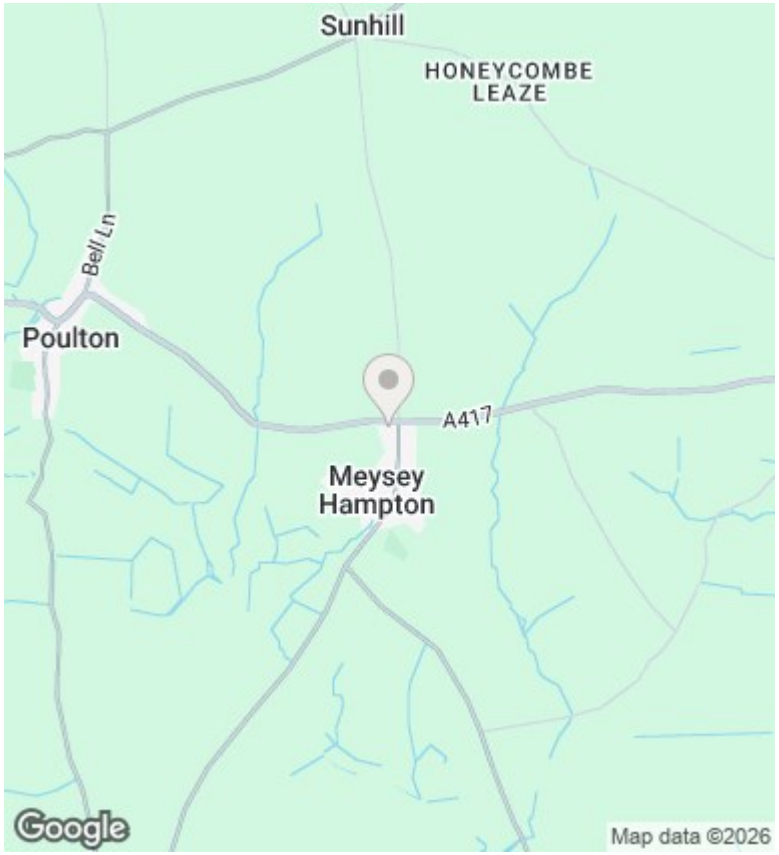
## MEYSEY HAMPTON
Meysey Hampton lies in the southern part of the Cotswolds, about 6 miles (10 km) east of Cirencester and 2 miles (3.5 km) west of Fairford. There is a Church of England primary school. The Church is dedicated to St. Mary and was consecrated in 1269. It is thought to have been financed by the Knights Templar. The chancel was enlarged in the 14th century.

GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.




TOTAL FLOOR AREA : 942 sq.ft. (87.5 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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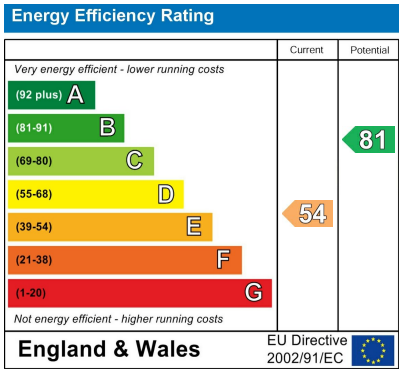



## Directions

From Fairford, proceed towards Cirencester. As you approach Meysey Hampton, turn left at the crossroads and then immediately right for Hampton Grove. The property is on the right.

## Viewings

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




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