



## 3 Bettertons Close, Fairford, Gloucestershire, GL7 4HY

Asking Price £310,000

- Two bedroom semi detached bungalow
- Bathroom
- No onward chain
- Sitting room
- Garage
- Kitchen
- Gardens

## 3 Bettertons Close, Fairford, Gloucestershire, GL7 4HY

A two bedroom semi detached bungalow situated in this popular close in the Cotswold market town of Fairford. The main accommodation offers an entrance hall, sitting room, kitchen, two bedrooms and a bathroom. Outside are gardens and a garage. Available with no onward chain.

Additional Information:

Council Tax Band- C

EPC Rating- C

Freehold



Council Tax Band: C





### ENTRANCE HALL

Entrance door with obscure glazed panel. Radiator. Roof access also housing the Worcester boiler for domestic hot water and central heating. Two built in cupboards.

### SITTING ROOM

15'10" x 11'10"

Window to rear. Radiator. Coal effect gas fire fitted into marble effect surround with wooden mantel. Television and telephone points.

### KITCHEN

10'7" x 9'0"

Half obscure glazed door to garden. Window to rear. One and a half bowl single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further wall and base units. Four ring gas hob with extractor above. Built in Bosch oven. Space and plumbing for an automatic washing machine. Further utility space. Radiator.

### BEDROOM ONE

11'10" x 11'9"

Window to front. Radiator.

### BEDROOM TWO

10'7" x 8'10"

Window to front. Radiator.

### BATHROOM

6'3" x 5'7"

Obscure glazed window to side. Suite comprising of a panelled bath with Triton shower above, pedestal wash basin and low level; WC. Tiled surrounds. Radiator.

### OUTSIDE

To the front, a concrete driveway leads to the garage. Laid to lawn with borders.

The rear garden is laid to lawn. The patio is partly covered by a uPVC canopy.

### GARAGE

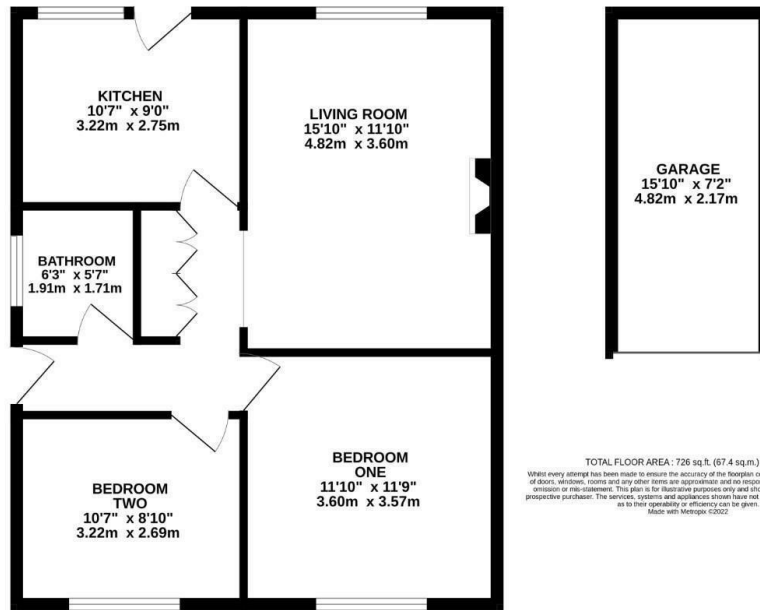
15'10" x 7'2"

Up and over door. Power and lighting.

### 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 726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.4 sq.m.) approx.  
While 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 towards Cirencester. Turn right at the crossroads along Coronation Street. Bettertons Close is the second turn 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) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		