



## 4 Eastbourne Terrace, London Road, Fairford, Gloucestershire, GL7

Asking Price £435,000

- Three bedroom end terrace cottage
- Kitchen with utility area
- Southerly gardens
- Two reception rooms
- Driveway parking
- Planning permission for extension
- Cloakroom
- Home office and workshop

# 4 Eastbourne Terrace, Fairford, Gloucestershire, GL7 4AN

An end of terrace Victorian cottage situated a short walk to the centre of the popular Cotswold market town of Fairford. The main accommodation offers an entrance hall, sitting room, dining room, kitchen, three bedrooms and a bathroom. Outside is a home office/workshop, southerly gardens and driveway parking for three cars.

Additional Information:

Council Tax Band- C

EPC Rating- D

Freehold



Council Tax Band: C



## ENTRANCE PORCH

Entrance door. Quarry tiled floor. Door to hall with stained glass panels.

## ENTRANCE HALL

Staircase to first floor. Quarry tiled flooring. Radiator. Wood panelled walls to dado level.

## SITTING ROOM

13'6" x 11'11"

Windows to front and to side. Victorian fireplace with mantel. Wood panelled walls to dado level. Radiator. Television point.

## DINING ROOM

12'7" x 11'1"

Windows to side and rear. Woodburner as fitted. Woodstained floorboards. Radiator. Understairs cupboard.

## CLOAKROOM

Low level WC

## KITCHEN

18'8" x 6'0"

Windows to rear. French doors to garden. Ceramic sink unit set into a wooden worksurface with cupboard below. Further range of wall and base units. Tiled splashbacks and flooring. Four ring Neff hob with an extractor above and oven below. Space and plumbing for automatic washing machine. Further utility space. Inset ceiling spotlights. Exposed stone wall.

## LANDING

Window to rear. Radiator. Wood panelled wall to dado level. Staircase to attic bedroom. Linen cupboard.

## BEDROOM

11'11" x 11'2"

Window to rear. Radiator. Victorian fireplace.

## BEDROOM

12'7" x 9'11"

Window to front. Tower radiator.

## BATHROOM

9'7" x 7'2"

Obscure glazed window to front. Suite comprising of a panelled bath with mixer tap shower, vanity unit and low level WC. Fully tiled surrounds. Ladder radiator. Built in cupboard housing a Worcester boiler for domestic hot water and central heating.

## ATTIC BEDROOM

16'4" x 12'1"

Two velux windows to the rear. Wood panelled walls. Eaves cupboard. Radiator. Inset ceiling spotlights.

## OUTSIDE

A gate and pathway lead to the rear garden. Gravelled driveway with parking for three cars. Bike shed. Cultivated borders.

The rear garden is southerly facing and enclosed. Feature Cotswold stone walls, one with an old door. Laid to lawn with borders. Patio. Garden shed. Outside tap.

## HOME OFFICE AND WORKSHOP

The office is of Swedish timber construction. Power, lighting and insulation.

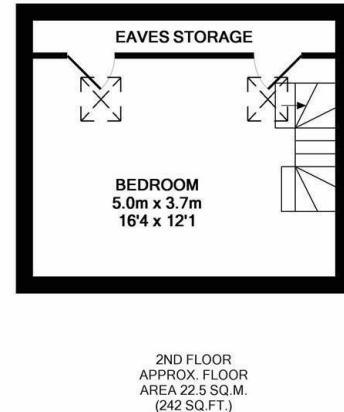
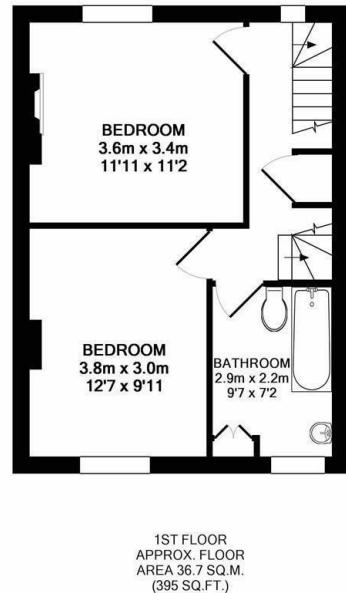
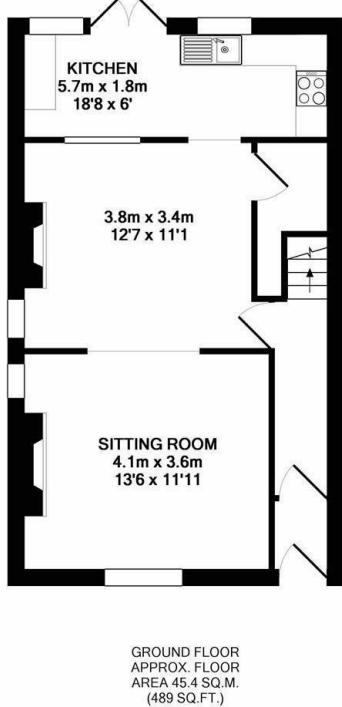
The workshop is stone fronted. Power, lighting and insulation.

## AGENTS' NOTE

The next door neighbour has a right of access from gate to gate across the back. This would be used for bin removal, for example.

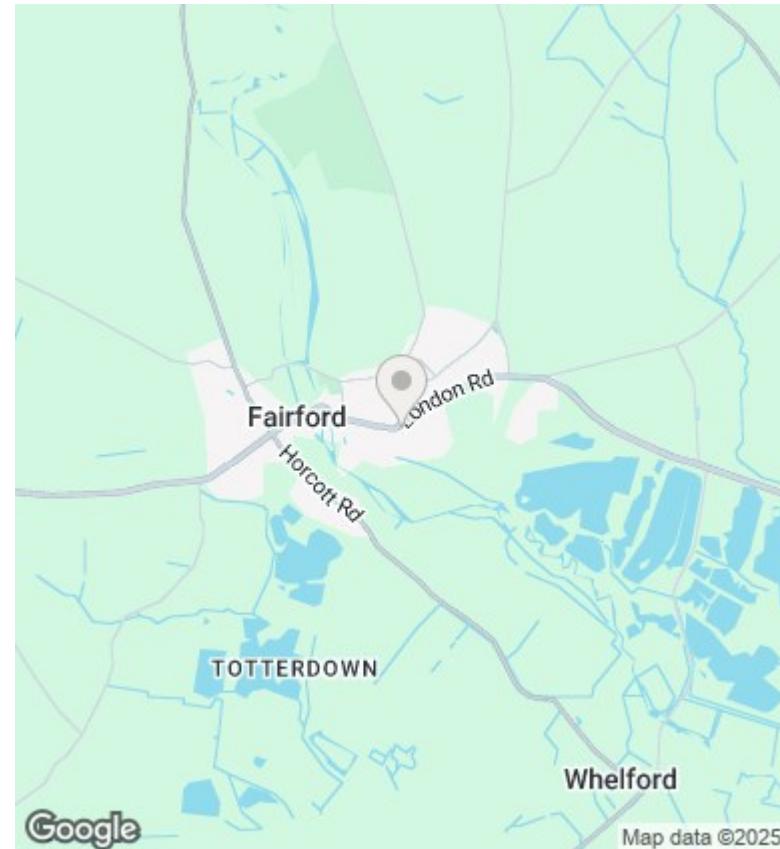
## FAIRFORD

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.



**TOTAL APPROX. FLOOR AREA 104.6 SQ.M. (1126 SQ.FT.)**  
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

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## Directions

From the Market Place, turn left towards Lechlade along London Street. As the bend begins, Eastbourne Terrace 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC