



5 Daphne Jones Close, Fairford, Gloucestershire, GL7 4GJ

Price Guide £425,000

- Three bed semi detached
- Kitchen/dining room
- Gardens
- Cloakroom
- Master en suite
- Sitting room
- Garage and driveway parking

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NEW INSTRUCTION 1st AUGUST.....A very well presented three bed semi detached situated on the eastern outskirts of the popular Cotswold market town of Fairford. The main accommodation offers an entrance hall, cloakroom, sitting room, kitchen/dining room, master bedroom with en suite shower room, two further bedrooms and a bathroom with shower. Outside are gardens and a garage with driveway parking.

Additional Information:

Council Tax Band- D

EPC Rating- B

Freehold



Council Tax Band: D



CANOPIED ENTRANCE

Outside light. Entrance door with obscure glazed panel.

ENTRANCE HALL

Tiled flooring. Staircase to first floor. Radiator. Built in utility cupboard with tumble dryer.

CLOAKROOM

Obscure glazed window to front. Suite comprising of a WC and pedestal wash basin. Tiled splashback and flooring. Radiator.

SITTING ROOM

16'7" x 10'8"

French doors and window to rear. Two radiators. Television point. Built in cupboard.

KITCHEN/DINING ROOM

18'1" x 9'6"

Window to front. French doors to the sitting room. One and a half bowl single drainer stainless steel sink unit with mixer tap inset into a wood effect rolled edge worksurface with cupboard below. Further good range of fitted wall and base units. Tiled flooring. Radiator. Hotpoint four ring gas hob with extractor canopy above and a built in Hotpoint oven below. Range of integrated Indesit appliances to include a fridge/freezer, dishwasher and washing machine. Cupboard housing a Potterton boiler for domestic hot water and central heating.

LANDING

Window to side. Roof access.

MASTER BEDROOM

15'1" x 11'3"

Window to front. Radiator. Built in double wardrobe.

EN SUITE SHOWER ROOM

9'1" x 6'1"

Obscure glazed window to front. Suite comprising of a shower cubicle, wall mounted wash basin and WC. Tiled flooring and surrounds. Shaving point.

BEDROOM TWO

10'8" x 9'6"

Window to rear. Radiator. Built in double wardrobe.

BEDROOM THREE

10'8" x 7'1"

Window to rear. Radiator.

BATHROOM

6'8" x 6'7"

Suite comprising of a panelled bath with shower above, wall mounted wash basin and WC. Tiled flooring and surrounds. Ladder radiator.

OUTSIDE

The front garden is neatly presented with pavement to door and stones either side. To the side is a driveway with off road parking for 2-3 cars.

The rear garden is enclosed and laid mainly to lawn. Side pedestrian gate.

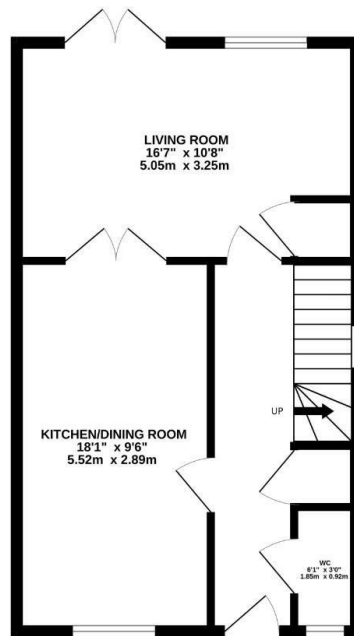
GARAGE

With up and over. Power and lighting. Eaves storage. Electric car charging point.

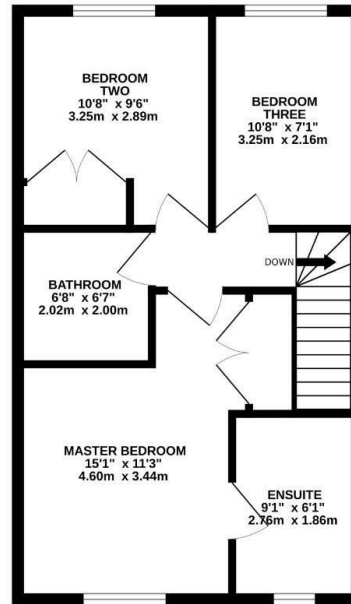
FAIRFORD

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.

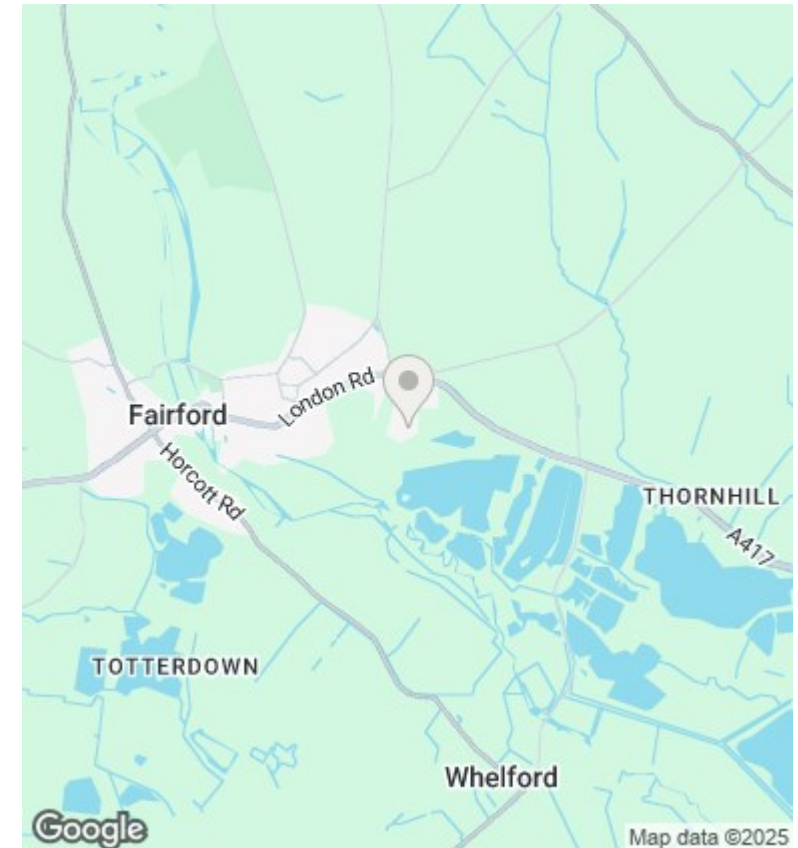
GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.7 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 Market Place, proceed towards Lechlade. As you leave the town, turn right onto Morecombe Way, right and right again back onto Morecombe Way. Bear left onto Trubshaw Way and continue until you see the right hand turn into Daphne Jones Close.

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		95
(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