



## 12 Aldsworth Close, Fairford, Gloucestershire, GL7 4LB

Price Guide £270,000

- Two bedroom terraced house
- External utility/store
- Driveway parking for a small car
- Sitting room
- Bathroom with shower
- No onward chain
- Kitchen/dining room
- Garden with additional timber shed



# 12 Aldsworth Close, Fairford, Gloucestershire, GL7 4LB

A two bedroom terraced house situated on the eastern outskirts of the popular Cotswold market town of Fairford. The accommodation offers an entrance porch, sitting room, kitchen/dining room, an external utility/store, two bedrooms and a bathroom. Outside are gardens and driveway parking for a small car. No onward chain.

Additional Information:

Council Tax Band- B

EPC Rating- Being assessed

Freehold



Council Tax Band: B



### ENTRANCE PORCH

Entrance door with obscure glazed leaded lights. Radiator. Wall mounted Baxi boiler for domestic hot water and central heating. Part obscure glazed door to sitting room.

### SITTING ROOM

17'11" x 13'9"

Window to front. Wood stained staircase to first floor. Understairs recess. Woodburner set into a reconstituted Cotswold stone fireplace. Wood effect flooring. Television point. Built in meter cupboard with shelving. Flazed panelled door to kitchen/dining room.

### KITCHEN/DINING ROOM

13'9" x 10'4"

Half glazed door and window to rear. One and a half bowl single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface. Tiled splashbacks and flooring. Radiator. Gas cooker point. Space and plumbing for a dishwasher. Further utility space.

### LANDING

Roof access. Built in airing cupboard.

### BEDROOM ONE

13'9" x 10'3"

Window to front. Radiator. Built in wardrobes and cupboards.

### BEDROOM TWO

10'0" x 8'0"

Window to rear. Radiator. Built in wardrobes and cupboards.

### BATHROOM

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

### OUTSIDE

To the front is a block paved forecourt providing parking for a small car.

The rear garden is enclosed and laid to patio. Rear pedestrian access. Timber shed.

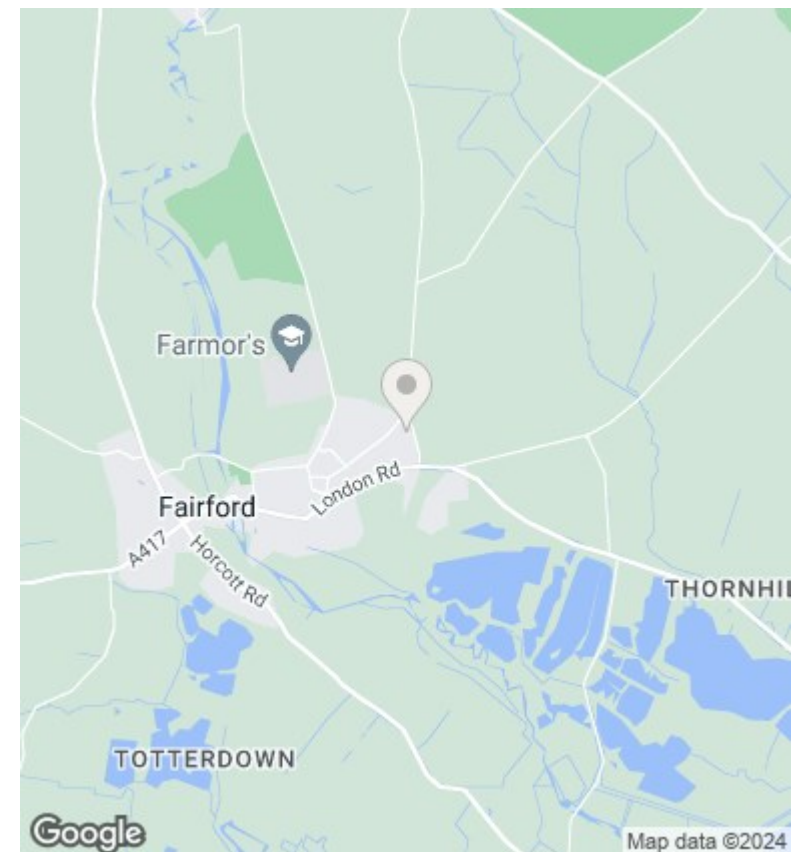
There is an additional timber shed that has space for a washing machine and tumble drier.

### 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.



Measurements are approximate. Not to scale. Illustrative purposes only.  
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## Directions

From the Market Place, proceed into the High Street and past the Church. Turn right along Park Street, right at the junction and then left along Mount Pleasant, leading to Hatherop Road. Take the last turn on the right, immediately left and the property is on the 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		