



## Dell Cottage Horcott Road, Fairford, Gloucestershire, GL7 4DD

Asking Price £154,000

- 40% Shared ownership
- Kitchen/dining room
- South west facing garden
- Three bedroom terrace
- Rear hall and cloakroom
- Garage and driveway parking
- Sitting room
- Bathroom

# Dell Cottage Horcott Road, Fairford, Gloucestershire, GL7 4DD

A three bedroom terraced house situated in the Horcott area of the popular Cotswold market town of Fairford. The property is owned on a 40% shared ownership plan and the rental element is £365.21 pcm for the year ending March 2025. The main accommodation offers an entrance hall, sitting room, kitchen/dining room, rear hall, cloakroom, three bedrooms and a bathroom. Outside are south westerly gardens, garage and parking.

Additional Information:

Council Tax Band- C

EPC Rating- TBC

Leasehold



Council Tax Band: C





### ENTRANCE HALL

Entrance door with obscure glazed panel. Radiator. Staircase to first floor.

### SITTING ROOM

14'9" x 14'1"

Window to front. Two radiators. Television point. Understairs cupboard.

### KITCHEN/DINING ROOM

13'0" x 10'7"

Window to rear. Radiator. One and a half bowl single drainer stainless steel sink unit with mixer tap above and cupboard below. Further range of wall and base units. Tiled splashbacks. Four ring Zanussi gas hon with extractor above and built in Zanussi oven below. Integrated dishwasher and washing machine. Further utility space. Cupboard housing a Baxi boiler for domestic hot water and central heating.

### REAR HALL

Half obscure glazed door to garden.

### CLOAKROOM

6'2" x 3'6"

Suite comprising of a low level WC and pedestal wash basin. Tiled splashback. Radiator.

### LANDING

Roof access. Built in linen cupboard.

### BEDROOM ONE

14'8" x 9'10"

Two windows to front. Radiator. Built in wardrobe. Built in bulk head cupboard.

### BEDROOM TWO

15'5" x 8'10"

Windows to front and rear. Radiator.

### BEDROOM THREE

9'11" x 8'5"

Window to rear. Radiator.

### BATHROOM

6'11" x 6'3"

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

### OUTSIDE

To the front, steps and a paved path lead to the entrance. Timber shed.

The rear garden is south westerly facing and enclosed by timber fencing. Laid to patio. Outside tap. Covered seating area/storage. A pedestrian gate leads to the driveway.

### GARAGE AND DRIVEWAY PARKING

15'5" x 8'10"

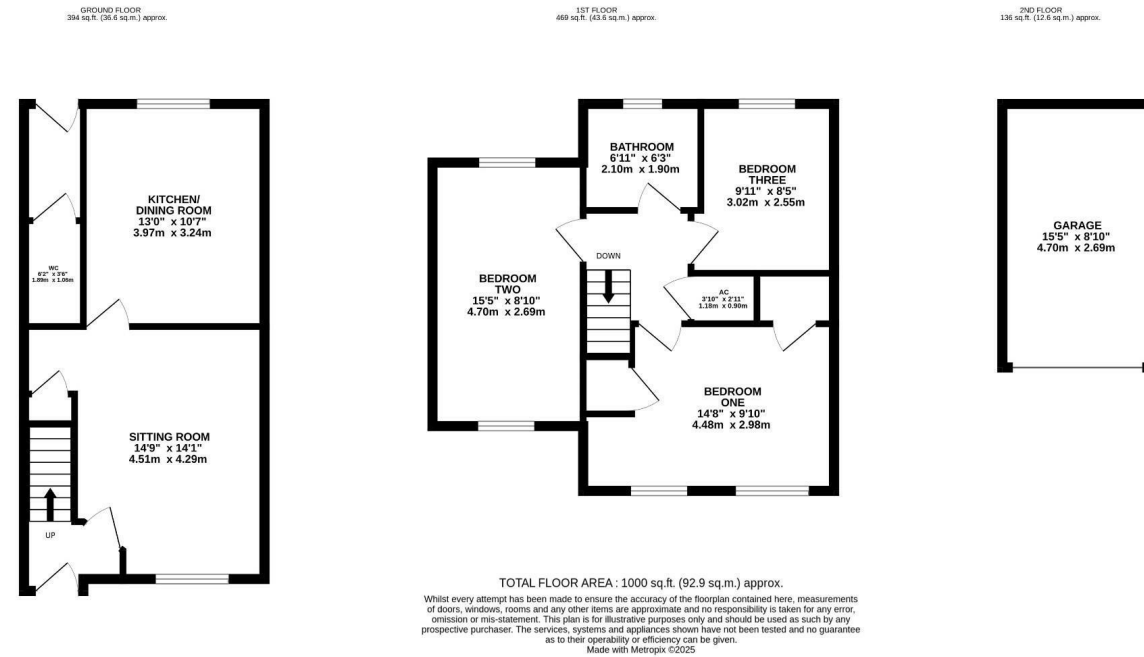
Up and over door. Power and lighting. The driveway provides parking for one-two cars.

### AGENTS' NOTE

The property is on a shared ownership plan with Green Square. The owners have a 40% share and pay £365.21 pcm in rent for the year ending March 2025. An increase comes into effect in April 2025 and we will update once we have details. We understand that it would be possible to staircase, this means buying additional shares, up to a maximum level of 80%. Preference will be given to local residents or those with local connections.

### 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.



## Directions

From the Market Place proceed towards Cirencester.  
Turn left at the crossroads onto Horcott Road.

## 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>                          |                            | 91        |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 79                         |           |
| (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<br>2002/91/EC |           |